



VILLAGE OF PALATINE
VILLAGE HALL - COUNCIL CHAMBERS
200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MARCH 16, 2020

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Nicholas Standiford, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, IT Director Larry Schroth and Police Chief Dave Daigle

II. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - March 9, 2020 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. Statement -

At the request of Mayor Schwantz, Village Manager Reid Ottesen brought forward the Manager's report and commented on efforts to contain the Corona

Virus. Preparation is difficult, challenging efforts at all levels. We practice emergency and disaster situations. We have a continuity of operations plan and succession plan; but this is different. Monitoring is constant. Closure of restaurants is a surprise from the Governor's Office. The Illinois Municipal League is keeping villages current with all information. Our priority is to maintain the public health, safety and welfare. We are suspending water shut off for Palatine residents with unpaid water bills. Adjudication system is suspended through April, as is door-to-door solicitation, passport application and notary services. All outside group meetings at Village Hall have been suspended along with the Board of Health, Beautification Commission and Peer Jury. We are considering the possible suspension of Zoning Board, Plan Commission and Village Council meetings. Many Village services can be handled on the phone, drop-box and online. All of these actions are in an effort to minimize exposure to the Corona Virus. The Village Website will be updated as fast as possible. We are partners with neighboring communities, Emergency Dispatch Center, Northwest Community Healthcare, other emergency services and more. The most helpful websites are: Center for Disease Control and IL Department of Public Health.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:08 PM

Recess to Committee of the Whole - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:09 PM

DOUG MYSLINSKI, CHAIRMAN

1. 2391 N. Hicks Road (Council District: Three):

Planning & Zoning Director Ben Vyverberg presented the Chicago Culinary Kitchen's proposal to relocate an existing restaurant and catering (food truck) and food education business to 2391 N. Hick Road, to add a full bar and to add screening on the east between the business and residential properties (Bourbon Square). The ZBA voted to recommend approval of the request 6-0 and Staff concurs.

Councilman Helms supported the proposal, asked what would keep outdoor area safe from parking area. Vyverberg stated concrete planters would be placed around the outdoor area.

Kristina Gaardba, Palatine, does plan 12 outdoor events for which they will apply for approval.

Terry Yormark, landlord, stated that this move should be celebrated to keep this business in Palatine due to their efforts.

Vyverberg explained the petitioner's request for a Class D (restaurant).

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

- A. Consider an Ordinance Granting a Special Use for a Restaurant and Catering Business at 2391 N. Hicks Road - **Motion Carried by Voice Vote** (Council District: Three)
 - B. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Chicago Culinary Kitchen at 2391 N. Hicks Road - **Motion Carried by Voice Vote** (Council District: Three)
2. As Submitted -

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:15 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses to Permit a Gas Station/Convenience Store with a Car Wash and a Medical Office/Urgent Care Facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road - **Motion Carried by Roll Call** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the Petitioner's proposal to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new gas station, convenience store, and car wash and to redevelop the vacant commercial building at 25-35 N. Northwest Highway into a new medical office/urgent care facility. The Petitioners are requesting approval of a Preliminary & Final Plat of Subdivision for a new 2-lot commercial subdivision; Preliminary & Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station/convenience store/car wash and a medical office/urgent care facility; Rezoning from B-2 General Business District to Planned Development; Special Use to permit a new 7-Eleven gas station/convenience store/car wash; and Special Use to permit a medical

office/urgent care facility. All of the existing buildings would be demolished and a new 7-Eleven gas station, convenience store, and single lane car wash, and a separate medical office/urgent care facility would be constructed.

Vyverberg outlined hours of operation: the 7-Eleven gas station and convenience store would operate 24 hours a day, with an average of 4-5 employees at one time. The car-wash hours of operation are limited to 8 AM to 8 PM. Monday through Saturday, and 9 AM to 8 PM on Sunday. The Plan Commission voted 6-0 to approve the requested development subject to Staff's conditions, and 3 additional conditions regarding the 7-11 elevation, parapet wall height for the medical office building, and relocating the maximum height sign for the car wash to the entrance drive. Vyverberg said there was concern regarding the noise level of the car wash. Closed doors and an 8' solid fence will help to protect neighbors from noise. The closest neighbor is 115 feet from the property line with an additional 75 feet to the car wash. Manually changed signage complies with Code. Staff concurs with the recommendation.

Councilman Lamerand opened discussion regarding noise control.

Vyverberg stated staff will review in 6 months and reserves the right to change restrictions.

Village Manager Reid Ottesen said this type of car wash is significantly quieter than others. The Village does reserve the right to conduct decibel readings and to suspend operation to fix sound level.

Councilman Helms expected the car wash to be nearer to the Highway, not the neighbors. He does not want to wait for complaints.

Councilman Solberg pointed out that the southern car wash has decibels in the 70's.

Councilman Millar asked about snow removal plans and visibility beyond the tall sign.

Ottesen noted that rotating the car wash would actually make it louder for the neighbors.

Jerome Pinderski, attorney, stated the petitioners have worked on the project for over two years. It is a positive unique facility using cinder blocks in an attractive design. The Petitioner has worked hard to be a good neighbor, considering the noise level of the car wash. The data proposed does not take into account the silencing effects of landscaping and the 8' fence both of which will absorb noise. If a nuisance is created, the Village has every right to suspend operation, although has never imposed it on other car washes.

Ivan Nockov, of Vequity Construction, addressed the car wash orientation and noise concerns, stating the doors open to admit a vehicle, close and remain

closed during wash and dry cycle to absorb noise. He explained noise movement.

In response to Mayor Schwantz, Vyverberg stated there are noisier businesses allowed in B-2 zoning.

In response to Councilman Lamerand, Nockov explained they are committed to clearing snow quickly with salt, shoveling and removal off-site.

Councilman Millar questioned the medical signage potentially blocking vehicular sight lines, with just a 10-foot setback from the street. Vyverberg stated the sign is 10 feet back from the street, well behind vehicle sight-line.

Nockov said the State Fire Marshal will be present for demolition and EPA inspection may be required.

Councilman Helms reiterated his opposition to the potential increase in noise.

Nockov agreed to extend plantings along the east/west section of fencing near homeowners.

Ottesen stated that the traffic is 50-70 decibels at this intersection. He has drafted new language, Condition 8, to insert if the use does not comply with required noise limit, the Village can cease operation until decibels are rectified. Neighbors have a decibel reading 71.6 currently. The Village will hold to an engineering standard.

Councilman Helms wants decibel readings taken for traffic, traffic with car wash across the street.

Ottesen stated that we would take readings when the other car wash is not running. Vacuums are on the west side.

Pinderski stated that Elgin has a definitive sound ordinance along with 500 cities across the country. The developer is in agreement with the restrictions and new verbiage.

Councilman Helms offered a substitute motion including baseline decibel readings with petitioner, condition 8, seconded by Councilman Kozlowski.

RESULT:	MOTION CARRIED BY ROLL CALL [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted -

Councilman Lamerand stressed the importance of shopping locally and encouraged everyone to take advantage of carry out services from local restaurants and drive through establishments during this difficult time.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:11 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. 2020 Village of Palatine's Sidewalk Replacement Program:

Public Works Director Matt Barry explained the ongoing program to systematically improve pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program, the Hazardous Sidewalk Program, and the Spot Curb Replacement Program. It is recommended that the contract with Suburban Concrete for the Sidewalk Replacement Program Phase I be extended for 2020 in the amount of \$531,881.

Barry recommended awarding the contract for the 2020 Sidewalk Replacement Program Phase II (roughly from Quentin Road to Greeley Street and Helen Road north to the railroad tracks, and from Plum Grove Road to Hicks Road and Palatine Road north to Northwest Highway) to the low responsive bidder, Suburban Concrete, in the amount of \$268,238.

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

A. Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase I - **Approved by Voice Vote**

B. Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase II - **Approved by Voice Vote**

2. Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sewer Rehabilitation Program - Approved by Voice Vote

Public Works Director Matt Barry recommended awarding a contract for the 2020 Sewer Rehabilitation Program to the low responsive bidder, Insituform Technologies, in the amount of \$205,845.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Micro-Surfacing Program - Approved by Voice Vote

Public Works Director Matt Barry recommended extending a contract to include crack sealing and pavement marking, with A.C. Pavement Striping Company for the 2020 Micro-Surfacing Program, in the amount of \$108,084.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative - **Approved by Voice Vote**

Public Works Director Matt Barry reported the ability to purchase road salt at \$64.11 per ton from the State of Illinois Department of Central Management Systems (CMS) and recommended authorizing the Village Manager to purchase 4,000 tons of road salt with CMS.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

5. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services - **Approved by Voice Vote**

Public Works Director Matt Barry reported the Village has identified 41 locations (approximately 51 acres) where regular grass mowing is required. The Village worked with the Palatine Park District last year to coordinate a joint-bid for contractual mowing services with Gilio Landscape Contractors, of Arlington Heights, Illinois, with renewal options for up to two additional one-year periods. The estimated cost for this program is \$57,834.70 to \$64,031.28. Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2020 mowing season.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

6. As Submitted -

Councilman Helms directed staff to look into noise ordinances in other communities.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:

8:17 PM

TIM MILLAR, CHAIRMAN

1. As Submitted -

Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:17 PM*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:17 PM*BRAD HELMS, CHAIRMAN*

1. As Submitted -

Mayor Schwantz noted that the District 2 Advisory Council meeting scheduled for Wednesday, March 17, is cancelled, to be rescheduled.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 8:18 PM**Reconvene the Village Council Meeting - Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2020 Warrant #6 - **Approved**

2. Consider an Ordinance Granting a Special Use for a Restaurant and Catering Business at 2391 N. Hicks Road - **Approved** (Council District: Three)

Ordinance #O-20-20

3. Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Chicago Culinary Kitchen at 2391 N. Hicks Road - **Approved** (Council District: Three)

Ordinance #O-21-20

4. Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses to Permit a Gas Station/Convenience Store with a Car Wash and a Medical Office/Urgent Care Facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road - **Approved** (Council District: Six)

Resolution #R-7-20	Preliminary & Final Plat of Subdivision
Ordinance #O-22-20	Preliminary & Final Planned Development
Ordinance #O-23-20	Rezoning General Business to Planned Development
Ordinance #O-24-20	Special Use to Permit a Gas Station/Convenient Store
Ordinance #O-25-20	Special Use to Permit a Medical Office

5. Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase I - **Approved**
6. Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase II - **Approved**
7. Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sewer Rehabilitation Program - **Approved**
8. Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Micro-Surfacing Program - **Approved**
9. Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative - **Approved**
10. Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services - **Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:19 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:19 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:19 PM

BRAD HELMS, CHAIRMAN

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:19 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:19 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted -

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 8:19 PM

1. As Submitted -

No Report

B. VILLAGE CLERK – Time: 8:19 PM

1. As Submitted -

Clerk Duer reported that well over 5,000 people voted in Palatine's early voting which ended at 5:00 today. Election day is tomorrow. Registered voters will vote in their precinct polling places from 6 AM to 7 PM.

C. VILLAGE ATTORNEY – Time: 8:19 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 8:19 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:19 PM

No one came forward.

XIII. ADJOURNMENT – Time: 8:20 PM

Adjourn the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk



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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MARCH 9, 2020

Regular Meeting

7:00 PM

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Absent	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Absent	

Also Present:

Village Clerk Marg Duer, Village Manager Reid Ottesen, Deputy Village Manager Mike Jacobs, Village Attorney Mike Kajawa, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Fire Chief Scott Andersen, IT Director Larry Schroth, Director of Finance Paul Mehring, Director of Community Services Harry Spila, Director of Human Resources Pam Jackson, Police Chief Dave Daigle and Deputy Village Clerk Doris Sadik

II. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES – Time: 7:00 PM

- Village Council & Committee of the Whole - Regular Meeting - March 2, 2020 - **Accepted**

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

Minutes Acceptance: Minutes of Mar 9, 2020 7:00 PM (APPROVAL OF MINUTES)

IV. MAYOR'S REPORT – Time: 7:00 PM**1. Recognition of the Village of Palatine's SolSmart Community Designation -**

Mayor Schwantz announced that, due in large part to the efforts of Assistant Building Official Sanyo Kapur, National SolSmart, through the US Department of Energy, recognized Village of Palatine's promotion of solar power by awarding the Village the bronze plaque. Mrs. Kapur expressed her appreciation and stated her goal is to receive the gold award in the near future.

2. As Submitted -

Mayor Schwantz announced upcoming events:

Friday March 13: 5:30PM-7PM

St. Patrick's Day Theme – Family BINGO Night
Twin Lakes

Friday March 13: 6PM-9PM

Family Gym Night
Birchwood Recreation Center Gym

Saturday March 14: 11AM-12PM

10th Annual Palatine Paint the Town Green Parade
Along Wood Street

Sunday March 15: 7:45AM-1PM

Knights of Columbus Blood Drive
St. Theresa Church – Lower Dolan Center

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:03 PM

Recess to Committee of the Whole - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

VI. COMMITTEE OF THE WHOLE**A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:03 PM**

DOUG MYSLINSKI, CHAIRMAN

1. 1570 E. Northwest Highway (Council District: Five):

Minutes Acceptance: Minutes of Mar 9, 2020 7:00 PM (APPROVAL OF MINUTES)

The motion was to approve Items A. and B.

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to change the existing site plan by adding a second drive-through lane to the existing McDonald's at 1570 E. Northwest Highway, adjusting the parking and a variation to permit the drive-through lane to be 10.5 feet wide instead of the required 12 feet, to permit two parking spaces to be 18 feet long instead of the required 19 feet, to reduce parking count from 35 to the required minimum 32, and to remodel the building interior. The ZBA unanimously voted to recommend approval and Staff concurs.

Although the Petitioner, Laura Herrera, is remaining the same, the previously approved corporation (Calabazas, Ltd.) is merging to Caguax, Ltd. (D/B/A McDonald's #87). Caguax, Ltd. (Laura Herrera) intends to assume the restaurant operations and is therefore requesting a transfer of the existing Special Use to permit the continued operation of the restaurant. Staff recommends approval of the Special Use Transfer.

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

- A. Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway - **Approved** (Council District: Five)
- B. Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway - **Approved** (Council District: Five)
2. Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances - **Motion Carried by Voice Vote**

Planning & Zoning Director Ben Vyverberg reported as part of the periodic review and update to the Zoning Ordinance, Staff is proposing the following text amendments to Appendix A of the Village of Palatine Code of Ordinances: Article 3 - Rules and Definitions; Article 4 - General Provisions; Article 6 - 6.03 (Fences) (c) business districts to allow higher fences; Article 10 - Residential Districts; Article 11 - Business Districts Permitted and Special Uses; and Article 14 - Administration. The Plan Commission voted 8-0 to approve the proposed text amendments to the Village of Palatine's Zoning Ordinance and Staff concurs.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

3. As Submitted -

Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:07 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map
- **Motion Carried by Voice Vote**

Planning & Zoning Director Ben Vyverberg confirmed the 2020 Village of Palatine Official Zoning Map accurately reflects the current zoning of all properties within the Village as of December 31, 2019. Staff recommends approval of the Village's Official 2020 Zoning Map.

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

2. As Submitted -

Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:08 PM

GREG SOLBERG, CHAIRMAN

1. Vehicle Purchases:

The motion was to approve Items A. B. and C.

Public Works Director Matt Barry reported the Village Council appropriated \$22,660 in the 2020 Capital Vehicle Replacement Budget for the replacement of an investigations vehicle in the Police Department. Staff recommends that the Village Manager be authorized to approve the purchase of one 2020 Chevrolet Equinox through the Illinois State Contract from Miles Chevrolet of Decatur, Illinois in the total amount of \$22,698.

Barry reported the Village Council appropriated \$21,200 of the Capital Equipment Budget for 2020, for the replacement of one Public Works pickup truck. The total cost to purchase this vehicle through the SPC contract is \$21,740. Staff

recommends authorizing the Village Manager to approve the purchase of one 2020 Ford F-150 pickup truck through the Suburban Purchasing Cooperative Contract from Roesch Ford in the amount of \$21,740 and a total cost (including outfitting) not to exceed \$24,740.

Barry reported the Village Council appropriated \$130,980 in the Capital Vehicle Replacement Budget for 2020, for the replacement of one Fire administration vehicle and three Public Works administration vehicles. The vehicles to be replaced are scheduled to be handed-down to the Investigation Division and Fire Prevention Division for an additional 7 years of service. In addition, a new vehicle for the Public Works Superintendent was included in the 2020 Capital Budget request. Conversions of Dodge Ram trucks to replace Ford Explorers started last year. Staff recommends authorizing the Village Manager to approve the purchase of four 2020 Dodge Ram 1500 SSV pickup trucks from Napleton Fleet Group of Oakbrook Terrace, Illinois in the amount of \$118,708 and a total cost (including outfitting) not to exceed \$130,980.

RESULT:	ADOPTED BY VOICE VOTE [UNANIMOUS]
MOVER:	Kollin Kozlowski, District 5 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

- A. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle - **Approved by Voice Vote**
 - B. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck - **Approved by Voice Vote**
 - C. Consider a Motion Authorizing the Village Manager to Purchase Fire Department and Public Works Department Administration Vehicles - **Approved**
2. As Submitted -
- Nothing was submitted.

D. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:09 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street - **Approved by Voice Vote** (Council District: Six)

Deputy Village Manager Mike Jacobs reported that on March 2, 2020, the Village Council approved multiple items related to the planned improvements to Brockway Street, between Palatine Road and Wood Street. Due to the parking impact during construction, the property owner of 50 N. Brockway has agreed to the terms of the Temporary License Agreement which includes:

Public use of the parking lot (containing 27 parking spaces) from April 1st - May 31st (with the ability to extend for an additional 30 days if necessary) and the Village shall install, maintain, and remove signage that notes the public use of the designated parking area. Staff recommends approval of the Temporary License Agreement.

RESULT:	APPROVED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

2. As Submitted -

Nothing was submitted.

E. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:11 PM

TIM MILLAR, CHAIRMAN

In Chairman Millar's absence, Vice-Chairman Lamerand officiated.

1. As Submitted -

Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:11 PM

BRAD HELMS, CHAIRMAN

In the absence of Chairman Helms and Vice-Chairman Millar, Councilman Lamerand officiated.

1. As Submitted -

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:11 PM

Reconvene the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

VIII. CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	ADOPTED BY ROLL CALL [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

1. Consider an Ordinance Granting a Special Use Amendment and Variations to Allow Various Improvements to the Existing McDonald's Restaurant at 1570 E. Northwest Highway - **Approved** (Council District: Five)

Ordinance #O-17-20

2. Consider an Ordinance Transferring Special Use Ordinance #O-133-97 to Allow the Continued Operation of the McDonald's Restaurant at 1570 E. Northwest Highway - **Approved** (Council District: Five)

Ordinance #O-18-20

3. Consider an Ordinance Amending Appendix A, Articles 3, 4, 6, 10, 11 and 14 of the Village of Palatine Code of Ordinances - **Approved**

Ordinance #O-19-20

4. Consider a Motion Adopting the Village of Palatine's Official 2020 Zoning Map - **Approved**

5. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Police Investigations Vehicle - **Approved**

6. Consider a Motion Authorizing the Village Manager to Purchase a Replacement Public Works Pickup Truck - **Approved**

7. Consider a Motion Authorizing the Village Manager to Purchase Fire Department and Public Works Department Administration Vehicles - **Approved**

8. Consider a Motion Authorizing the Village Manager to Execute a Temporary License Agreement to Allow Public Parking on a Portion of the Property at 50 N. Brockway Street - **Approved** (Council District: Six)

IX. REPORTS OF STANDING COMMITTEE – Time: 7:12 PM**A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:12 PM***TIM MILLAR, CHAIRMAN*

1. As Submitted -

No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:12 PM*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:12 PM*SCOTT LAMERAND, CHAIRMAN*

1. As Submitted -

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:12 PM*BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:12 PM*KOLLIN KOZLOWSKI, CHAIRMAN*

1. As Submitted -

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:12 PM*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

Minutes Acceptance: Minutes of Mar 9, 2020 7:00 PM (APPROVAL OF MINUTES)

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:13 PM**A. VILLAGE MANAGER**

1. As Submitted -

No Report

B. VILLAGE CLERK

1. As Submitted -

Clerk Duer reported Early Voting continues here in Village Hall in Meeting Room A. This week hours are extended Monday-Friday: from 9 AM to 7 PM, Saturday 9 - 5, Sunday 10 - 4 and Monday, March 16: 9 AM to 5 PM

Tuesday, March 17 is Election Day where registered voters vote in their precinct polling place. All precincts are open from 6 AM to 7 PM on Election Day.

Go to www.cookcountyclerk.com to find your sample ballot, confirm your registration, and locate your polling place.

Mayor Schwantz confirmed that political signs are permitted in the public right-of-way three days prior to election day, and must be removed the next day.

C. VILLAGE ATTORNEY – Time: 7:14 PM

1. As Submitted -

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:14 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:14 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:14 PM

Adjourn the Village Council Meeting - **Motion Carried by Voice Vote**

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski
ABSENT:	Millar, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Mar 9, 2020 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Special Use for a Restaurant and Catering Business at 2391 N. Hicks Road

BACKGROUND:

The Petitioner is proposing to relocate an existing restaurant and catering business to 2391 N. Hick Road. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant and catering business.

- The Subject Property, zoned Planned Development, contains the Lake Cook Commons shopping center. Lake Cook Commons is the commercial portion of the Bourbon Square Planned Development. The proposed restaurant will be located in the tenant space of the former Community Food Mart and will expand into the vacant space to the south.
- Per the Planned Development Ordinance, all commercial uses shall follow the B-2 uses lists and regulations. Therefore, a Special Use is required.
- The Petitioner is currently located at 773 N. Quentin Road and is proposing to relocate all business operations to Lake Cook Commons.
- Chicago Culinary Kitchen's currently approved business plan includes a restaurant, catering, and private food education events. The new location will be inclusive of all of these, with the addition of a full bar.
- Per the requested liquor license and business plan, the restaurant hours of operation would be as follows:
 - Monday - Thursday 10 AM - 12 AM
 - Friday and Saturday 10 AM - 1 AM
 - Sunday 10 AM - 12 AM
- There will be 12 - 15 employees. The menu for both the restaurant and catering are included with the packet. The floor plan indicates 77 seats inside including bar seating. The floorplan also includes an outdoor seating area. The outdoor patio area indicates 20 seats. Due to their seasonal use, the parking calculations do not include outdoor seating.
- The shopping center currently has 130 parking spaces. With the addition of the outdoor patio space 5 spaces are being removed, leaving 125 spaces
- The tenant space is approximately 3,500 square feet and requires 35 parking spaces (Per code - 1 space /100 square feet ratio is the more restrictive requirement). With the addition of the restaurant, 119 spaces are required and 125 spaces will be provided.
- There are currently 5 commercial vehicles/trailers associated with the business. The business and site plan indicates that 3 of these vehicles/trailers will be relocated to the new location. The remaining will be stored off site.
- The parking section of the Zoning Ordinance requires that all off-street commercial parking is effectively screened from residential properties with either a solid fence or wall or a densely planted hedge. Lake Cook Commons is

directly adjacent to the Bourbon Square apartments and residentially zoned property. In compliance with Code, the site plan indicates that screening will be added to the east side of the commercial property, which abuts a residentially zoning district. Also, the outdoor area is approximately 300 feet from the closest residential building.

ALTERNATIVES:

1. Approve the Special Use for a restaurant and catering business.
2. Do not approve the Special Use for a restaurant and catering business.

RECOMMENDATION:

Public Hearing: ZBA meeting - March 10, 2020
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 6-0 and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use for a restaurant and catering business at 2391 N. Hicks Road.

ATTACHMENTS:

- Aerial Map - 2391 N. Hicks Road
- ORD SU 2391 N Hicks Road
- EXHIBIT - Site Plan
- EXHIBIT - Current (2016) site and parking lot striping plan
- EXHIBIT - Business Plan
- EXHIBIT - Floor Plan
- Menus
- 2391 N Hicks Road - outdoor searing site plan & distance from residential
- Petitioner submitted representational elevation - outdoor area
- Application
- Plat of Survey
- Public Notice

RESULT:	MOTION CARRIED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2391 N. Hicks Road



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE
2391 N. HICKS ROAD**

WHEREAS, pursuant to a petition and public hearing on March 10, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:

LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL 1 OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 112 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT NUMBER 0020909525.

PARCEL 2:

A NON - EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 0021010520 FROM EOR- BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT NUMBER 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53 (HICKS ROAD) AND THE NORTHERLY LINE OF SAID BOURBON SQUARE

Attachment: ORD SU 2391 N Hicks Road (2020-26 : 2391 N. Hicks Road - SU Restaurant/Catering)

SUBDIVISION; THENCE SOUTH 26 DEGREES 41 MINUTES 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES 18 MINUTES 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES 23 MIN 22 SECONDS WEST A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES 53 MINUTES 21 SECONDS WEST, A CHORD LENGTH OF 81.01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES 13 MINUTES 13 SECONDS WEST A DISTANCE OF 171.63 FEET TO A POINT ON THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES 41 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE 53 A DISTANCE OF 44.41 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 100,479 SQ FT OR 2.31 ACRES MORE OR LESS.

commonly known as 2391 N Hicks Road (02-02-201-158-0000).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: Special Use to permit a restaurant and catering business pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the business plan, including the commercial vehicle parking plan, submitted by the Petitioner on 2/15/20 and the floor plan and site plan prepared by the architect, J. DiMaria Architecture, LLC on 2/19/2020, except as such plans may be changed to conform to Village Codes and Ordinances. The business plan should be revised to include the intended use of the 4 parking spaces, directly north of the outdoor seating area, as employee parking for Chicago Culinary Kitchen. This would further limit the frequency of use and turnover for those spaces.
2. A final landscaping/fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. None of the commercial vehicles/trailers will be utilized including for cooking or food storage, holding, or preparation, without the review and approval from the Village of Palatine.

SECTION 2: That a copy of the legal description and public notice is attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ day of _____, 2020

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2020

Village Clerk

DEMO. PERMIT	01/22/20
SITE PLANNING	01/23/20
SITE PLANNING CLARIF.	
REVISIONS	

ARCHITECT:
J.DiMaria Architecture, |
824 W. Superior St. #20
Chicago IL. 60642
773 817 3735
jdimariarchitecture@gm

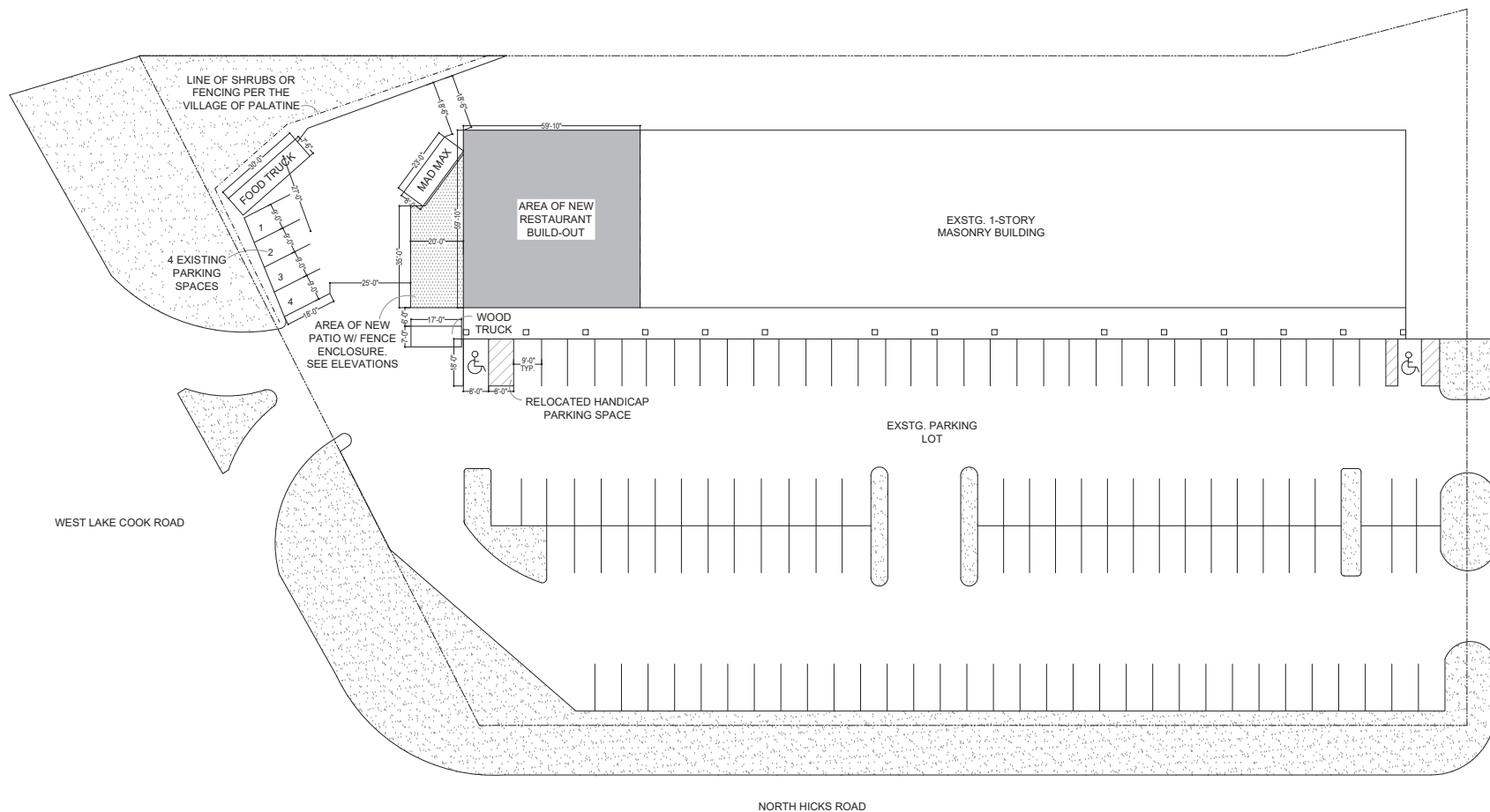
CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #239
PALATINE, IL. 60074

PROPOSED SITE PLAN



S1.

Attachment: EXHIBIT - Site Plan (2020-26 : 2391 N. Hicks Road - SU Restaurant/Catering)



1 PROPOSED SITE PLAN
SCALE: NTS

CHICAGO CULINARY KITCHEN

SPECIAL USE FOR RELOCATION

Requesting special use to operate as a restaurant/caterer/event space in an existing B2 zoning district.

We will be seeking a Class D Liquor license and relinquishing both our Class P and Class G licenses.

Restaurant hours of operation to reflect Class D license:

Monday – Thursday 10:00am – 12:00am

Friday – Saturday 10:00am – 1:00am

Sunday 10:00am – 12:00am

Menu will be current Chicago Culinary Kitchen menu and the addition of, but not limited to: burgers, steaks, fries, milk shakes. Full service bar. (see attached menus)

Patio for outdoor seating to be developed opposite the outside wall 18' x 45'.

The food truck and two truck props will be parked on the premises: some vehicles may not be fully operable but are used for catering and atmosphere. (See site plan)

Food Truck 7.5' x 30'

Mad Max 8' x 23'

Wood Truck 7' x 17'

Signage:

1. Front face of restaurant – to code
2. Shopping Center Tower – to code
3. Outside wall facing Lake Cook Rd. – to code

SW2 LLC CHICAGO CULINARY KITCHEN BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

WWW.CHICAGOCULINARYKITCHEN.COM

Attachment: EXHIBIT - Business Plan (2020-26 : 2391 N. Hicks Road - SU Restaurant/Catering)

I. EXECUTIVE SUMMARY

Chicago Culinary Kitchen was established as a Limited Liability Company at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016.

Business Description

SW2 LLC was incorporated in 2014 in Illinois by Kristina and Greg Gaardbo. There are two dba's that operate under both the same LLC and the same location of 773 N. Quentin Rd., Palatine, IL 60067. Rockin Rodizio, founded February 2014, is a Brazilian style catering company that they use said location as a commissary for their prep work and storage prior to cooking offsite using their churrasco trailer. Chicago Culinary Kitchen, founded October 2016, originally operated at said location as an event space for private and public parties and classes. The classes include demonstration on and discussion on the preparation of and smoking of Texas BBQ, as well as education on the pairing of wine, craft beer or bourbon. As of March 2017, Chicago Culinary Kitchen opened as a restaurant operating only on Saturdays and Sundays from 11am until sell out (approximately 2pm), selling their Texas BBQ, as well as various specials from a wide variety of cuisines: burgers, Tex Mex, Asian BBQ, and American comfort foods. With the opening as a restaurant, they also began catering seven days a week, offering pick up, delivery, or offsite staffed services. Aside from the churrasco trailer, Chicago Culinary Kitchen also utilizes an Ole Hickory smoker trailer, a food truck and Mad Max (their vintage truck turned grill and reverse smoker trailer) for offsite catering, events, and festivals.

Management Team

Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.

Owner and Personal Chef – Kristina Gaardbo, 7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.

Personal Chef - Greg Gaardbo, 7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.

Business Mission

Through delicious BBQ and specialty items, continue to produce a unique and alternative cuisine option to the current culinary offerings of Palatine in a fun and relaxed atmosphere with friendly and efficient service.

And provide fun and educational experiences and events for customers in a socially stimulating environment while enhancing customers' knowledge of BBQ, as well as educate customers' palates through paired classes of craft beer, fine wine, and spirit pairings and the culture behind the "tastes" presented.

New Service

Chicago Culinary Kitchen is seeking to relocate to Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074).

Increased seating: This relocation will allow Chicago Culinary Kitchen to expand in size to accommodate more customers with more square footage inside for seating, including a full service bar, and also outside seating with the development of a patio attached to the end unit.

Increased hours: With this expansion in size, they will also be expanding their hours of restaurant operation as follows: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am (hours of Class D liquor license).

Change in Liquor Licensing: The new space will continue to serve as a both restaurant and class/event space, and they will apply for a class D liquor license in lieu of the Class P and Class G that currently held.

Increased offsite events & catering: Offsite catering will continue with the utilization of the Ole Hickory Smoker Trailer for offsite smoking, the Churrasco Trailer for Brazilian Style BBQ ‘dinner and a show’, and the Food Truck that is a full mobile kitchen. The increased square footage will allow for more kitchen space and storage to increase event and catering abilities. There will be ample space for storage, refrigeration, and prep to manage the restaurant, offsite catering events and onsite private parties and classes.

Increased private events and classes: They will also utilize the private room to continue and expand on both BBQ paired classes and private events. With the need to increase staff and create an additional management team there will be more opportunity to increase the number of classes and private parties hosted at Chicago Culinary Kitchen.

II. BUSINESS SUMMARY

Business History

The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.

Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone. SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to store product and do their prep work for offsite catering events. Over the course of two years they expanded Rockin Rodizio in both equipment and events, catering both private and corporate events, festivals, and weddings.

In 2016, Kristina and Greg Gaardbo created a second dba, Chicago Culinary Kitchen, which debuted in October teaching BBQ classes. The classes are done as a progressive dinner with demonstration on how to prepare meats for smoking as well as open discussion on the process. The menu includes cornbread, multiple courses of meat (sausage, chicken, ribs, pulled pork, brisket, etc) and all three of the signature sides (esquites, pit beans, f’n mac & cheese) finishing with bread pudding. Depending on the class, the menu is paired with one of the following: craft beer, wine, or bourbon. As with the food menu, the drink menu is accompanied with the history, culture, science and flavors to be noted and explained so that the attendees enjoy a fun, tasty and educational experience. Classes include 36 attendees a few times a month in the evenings and last approximately 3 hours.

As of March 2017, and simply because of popular demand from loyal class customers, Chicago Culinary Kitchen opened its doors as a restaurant. The restaurant hours are limited to weekends only; Saturday and Sunday 11am – sell out (approximately 2pm) and features a small standard BBQ menu as well as rotating specials of various cuisines. It is counter service only with communal seating and a rock n’ roll atmosphere.

In June 2017, Kristina and Greg were featured on National TV on **The Cooking Channel’s** *Man, Fire, Food* as Rockin Rodizio. And then in November 2017, they were featured again on **The Cooking Channel** but this time as Chicago Culinary Kitchen on *Big, Bad, BBQ Brawl*. In 2018, Kristina, Greg and their restaurant Chicago Culinary Kitchen was featured both on **WGN’s** *Chicago’s Best* for their BBQ classes and on **WTTW’s** *Check Please!* as a must try restaurant in the Chicagoland area. And also in 2018, Chicago Culinary Kitchen was voted #1 BBQ in Illinois by Money Magazine. They have seen exponential growth each year and have become a landmark for BBQ lovers maintaining loyal repeat customers as well as new customers who have just discovered them. Young and Old, near and far, people come from all walks of life to experience both the atmosphere and food that make up Chicago Culinary Kitchen.

*Accomplishments:**People's Choice 2012 with Rockin Rodizio – Windy City Smoke**WGN News – lunch program (2016)**WGN radio – Pretty Late with Patti Vazquez (2016)**Fox News – lunch program (2016)**Hungry Hound – ABC 7 (May 2017)**Man Fire Food – Cooking Channel (June 2017)**Big Bad BBQ Brawl – Cooking Channel (November 2017)**Palatine Chamber of Commerce – Distinguished Business of the Year (December 2017)**Palatine Fire Department - Philanthropy Award (December 2017)**Chicago's Best – WGN (February 2018)**Best BBQ in Illinois – Money Magazine (September 2018) <http://time.com/money/5331071/best-barbecue-us-every-state/>**Hungry Hound – ABC 7 (August 31, 2018)**Check Please! – WTTW (November 2018)**Certified Cicerone – Kristina (May 2019)***multiple publications in area news as well as additional appearances on news and radio stations (2019)***Business Plan for Expansion**

Our plan for expansion will require the relocation of Chicago Culinary Kitchen to a 3600 sq ft unit located at Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074). This location is advantageous for visibility from the passing traffic on Lake Cook Rd. It will also allow us to increase our kitchen space, storage space, customer seating, add a full service bar and create a patio for outdoor seating. We also plan to expand our hours of operation: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am.

Currently we hold both a Class P and a Class G liquor license but will instead apply for and obtain a Class D license so that we may serve beer, wine, and spirits during restaurant hours.

Both the expansion in space and hours will create need for more employees – expected to have 12-15 employees. All employees will be trained and certified as needed in safe food handling and BASSET.

As part of our décor and catering business we will have three trucks/props in the parking lot. (see site plan) The other two trailers (smoker & churrasco) will not be stored onsite but will at time be brought to the restaurant to load up for offsite events.

Business Goals and Objectives

To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY**Target Markets**

Over the last three years, we have found our target market to be “everyone.” The range in ages and diversity of both ethnicities and cultures is amazing – everyone loves BBQ. BBQ is also one of the few cuisines people travel for, as we have learned through getting to know our customers. We will continue

to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy

Chicago Culinary Kitchen has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition. With the expansion of hours of operation, we do intend to create some changes to our menu, including some combos for both dine in/carry out and catering.

Promotional Strategy

We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis

Strengths

Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. Chicago Culinary Kitchen has a strong following of both old and new customers who have been asking for expansion in both available seating and hours of operation, and as they have done before, they are focusing the growth of the restaurant to fulfill the demand as seen fit.

Weaknesses

Kristina and Greg Gaardbo will need to evolve their current practices and procedures for Chicago Culinary Kitchen into a fully operating restaurant. (But they are thrilled to do so!)

Opportunities

Increasing in both space and hours will allow both a further reach to wanting customers as well as an increase in revenue.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by both Terry Yormark, the landlord, and Kristina and Greg Gaardbo, the tenants.

Mad Max
Grill & Reverse Smoker
*used for offsite catering
and landmark prop
for restaurant.

Wood Truck
*Used as landmark prop for
restaurant and wood storage





DEMO. PERMIT	01/22/20
SITE PLANNING	01/23/20
SITE PLANNING CLARIF.	01/23/20
REVISIONS	

ARCHITECT:
J.DiMaria Architecture,
824 W. Superior St. #20
Chicago IL 60642
773 817 3735
jdimariarchitecture@gmail.com

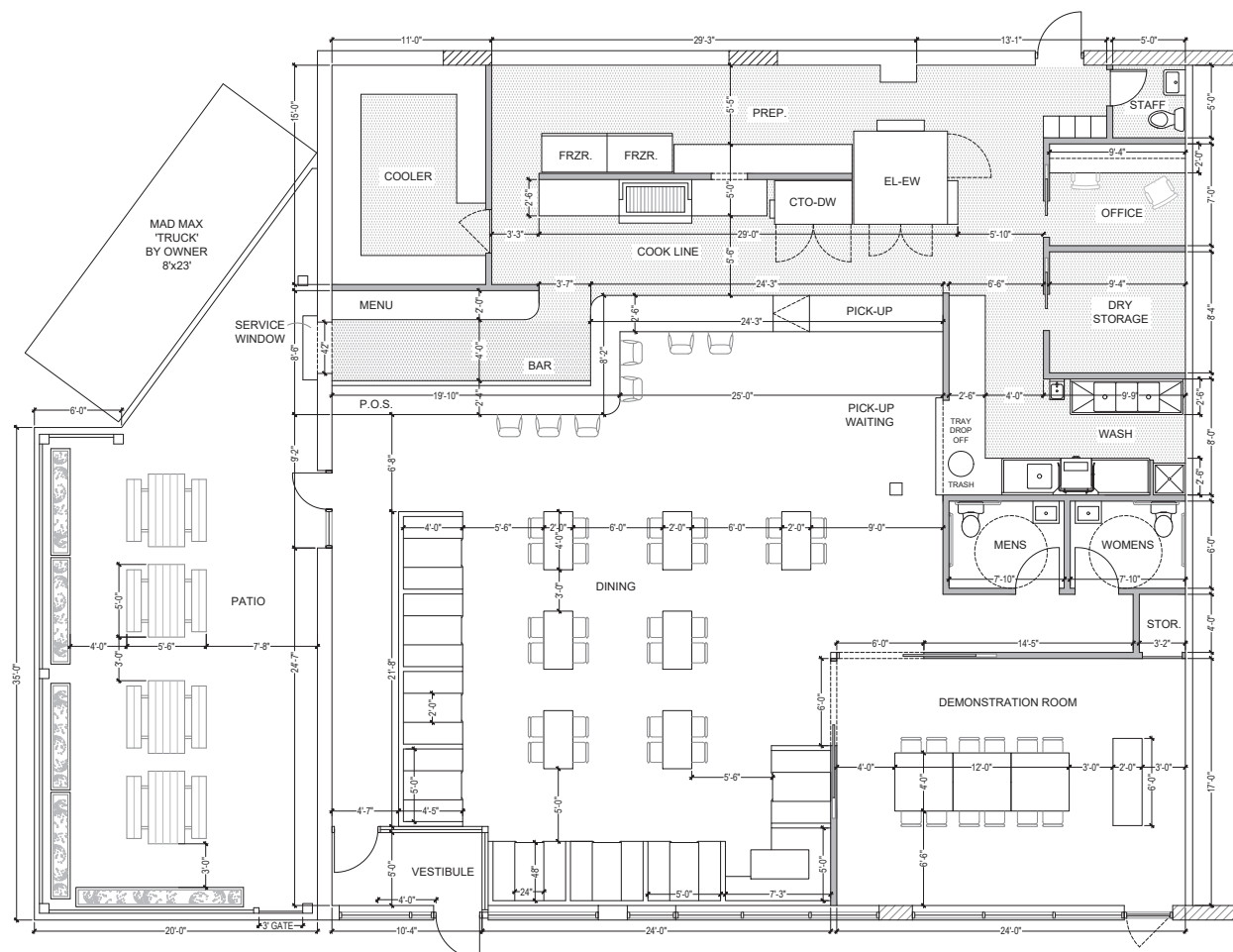
CCK RESTAURANT
NORTH HICKS ROAD
#2389, #2391, #239
PALATINE, IL. 60074

PROPOSED FLOOR PL



A1.

Attachment: EXHIBIT - Floor Plan (2020-26 : 2391 N. Hicks Road - SU Restaurant/Catering)



OCCUPANCY TYPE: ASSEMBLY GROUP A-2
CONSTRUCTION TYPE: 3-B
GROSS SQUARE FOOTAGE: 3,400 SF

BAR	6 FIXED SEATS	7 PERSONS
DINING	24 FIXED SEATS	24 PERSONS
DINING- BOOTHS	52 LINEAR FEET/1.5	35 PERSONS
WAITING	100 S.F. @ 15 S.F. PER PERSON	7 PERSONS
KITCHEN	350 S.F. @ 100 S.F. PER PERSON	4 PERSONS
OFFICE	65 S.F. @ 100 S.F. PER PERSON	1 PERSONS
DEMO. ROOM	12 FIXED SEATS	12 PERSONS
CALCULATED FLOOR CAPACITY		90 PERSONS

MAX. OCCUPANCY- INTERIOR	90
MAX. OCCUPANCY- PATIO	20

 INDICATES NEW FRAME PARTITION WALLS;
NOM. 4" METAL STUDS @16" O.C. w/ 1 LAYER
5/8" TYPE 'X' DRYWALL AT EACH SIDE

 INDICATES INFILL MASONRY CONSTRUCTION
TO MATCH EXISTING w/ 2X FURRING STRIPS &
1 LAYER 5/8" TYPE 'X' DRYWALL AT EACH SIDE

1 PROPOSED FLR. PLAN
SCALE: 1/4"=1'

SCALE: 1/4"-1"

Chicago Culinary Kitchen Restaurant Menu

Smoked:

Brisket
Pulled Pork
Pastrami
Ribs
Sausage
Chicken

Fried:

Chicken
Fries

Sides:

Esquites
Pit Beans
F'n Mac & Cheese
Cornbread
Coleslaw
Bread Pudding

Other:

Burgers
Varying specials: tacos, quesadillas, Asian BBQ, American comfort food, specialty desserts

Beverages:

Craft Beer
Bourbon
Crafted Cocktails
Wine
Craft Sodas
Milkshakes – boozy and virgin



CATERING MENU

INFO@CHICAGOCULINARYKITCHEN.COM / 773 N. QUENTIN ROAD PALATINE, IL 60067

SMOKED MEATS - MARKET PRICE

★ ★ WE DO NOT SAUCE ANYTHING ★ ★

BRISKET (WHOLE) - 10 LBS

\$190.00

PRIME ANGUS BEEF - (FEEDS UP TO 20)

PULLED PORK

5 LBS - (FEEDS UP TO 10)

\$85.00

10 LBS - (FEEDS UP TO 20)

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10 LBS - (FEEDS UP TO 20)

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5 FOR \$25.00

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LEG OF LAMB

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\$85.00

AMISH CHICKEN-WHOLE

\$16.00 EACH

BROASTED CHICKEN

MARKET PRICE

CALL FOR OPTIONS AVAILABLE

LAMP CHOPS

MARKET PRICE

SETS OF 14 / MINIMUM OF 2 SETS

WHOLE FISH

MARKET PRICE

CALL FOR OPTIONS AVAILABLE

DRY AGED STEAKS - CALL FOR OPTION

ALL ORDERS INCLUDE WHITE BREAD AND **McCLURE'S** SPICY PICKLE

PLEASE PLACE YOUR ORDER 3 DAYS PRIOR TO PICKUP DATE. ALL ORDERS MUST BE PAID IN FULL 2 DAYS PRIOR TO PICKUP DATE

★ WEEKDAY CATERING ORDER (MONDAY - FRIDAY) MUST BE A MINIMUM OF \$250 ★

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CATERING MENU

INFO@CHICAGOCULINARYKITCHEN.COM / 773 N. QUENTIN ROAD PALATINE, IL 60067

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	1/2 PAN APPROX. 14 CUPS	FULL PAN APPROX. 28 CUPS
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PIT BEANS	\$45.00	\$75.00
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HAWAIIAN DINNER ROLLS	\$6.50 PER DOZEN
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CORN BREAD - 1/2 PAN	\$40.00

OTHER

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PLATE, UTENSILS & NAPKIN	\$1.50 PER SET
CHAFING DISH SET UP -PANS, STANDS STERNS, SERVING SPOON OR TONGS	\$12.00 PER SET

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STAFFING - MINIMUM 4 HOURS

EVENT CAPTAIN \$75 PER HOUR

WAIT-STAFF \$40 PER HOUR

EVENT CAPTAIN ARE REQUIRED FOR ALL EVENTS

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A \$350 NON-REFUNDABLE DEPOSIT IS DUE WITH THE SIGNING OF THE CONTRACT AND SECURES YOUR DATE. CASH, PERSONAL CHECK OR CREDIT CARDS ARE ALL ACCEPTED FORMS OF PAYMENT.

* GRATUITY - SERVICE CHARGE AND A DELIVERY FEE WILL APPLY*

FINAL PAYMENT & GUEST COUNT

2 WEEKS PRIOR TO THE EVENT A FINAL GUEST COUNT AND FINALIZED DETAILS AND LOGISTICS PERTAINING TO YOUR EVENT WILL BE DUE. FINAL PAYMENT IS DUE ONE WEEK PRIOR TO THE EVENT AND IS NON-REFUNDABLE.

QUESTIONS???

EMAIL: INFO@CHICAGOCULINARYKITCHEN.COM

CALL: 847.987.0369

PLEASE PLACE YOUR ORDER 3 DAYS PRIOR TO PICKUP DATE. ALL ORDERS MUST BE PAID IN FULL 2 DAYS PRIOR TO PICKUP DATE.

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2391 N. Hicks Road





Attachment: Petitioner submitted representational elevation - outdoor area (2020-26 : 2391 N. Hicks Road

Petitioner's Exhibit No. 1

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street · Palatine, IL · 60067-5339
Telephone: (847) 359-9047 · Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Kristina Gaardbo		SW2 LLC Chicago Culinary Kitchen Rockin Rodizio	
	Subject Property Address			
	2391-2393-2389 N. Hick Rd. Palatine, IL			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
Existing Zoning District		Existing Land Use	Proposed Land Use	
B2		Convenience Store	Restaurant	
Generally describe your request:				
To relocate a current Palatine restaurant to a new and larger location. To extend business hours to reflect a class D liquor license and to acquire a class D liquor license in lieu of the current class G and class P liquor licenses.				

Attachment: Application (2020-26 : 2391 N. Hicks Road - SU Restaurant/Catering)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

1. The use is deemed necessary for the public convenience at that location

It is a perfect location for a restaurant to open. 65k cars pass daily including anyone wanting to access the highway. The demand for CCK and growth of CCK requires us to relocate to a larger space.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

All food storage and food preparation will be done according to code. All managers and staff will receive and maintain training and the required certifications.

3. The use will not cause substantial injury to nearby property values

We will be filling a vacant space and be adding value to the property. And we will be drawing more business to Palatine due to the visibility and location of the future restaurant space.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 10, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a restaurant and catering business, pursuant to Section 11.03 (d)(27) of the Palatine Zoning Ordinance.

The property is commonly known as 2391 N. Hicks Road (02-02-201-158).

The Petitioner is proposing to relocate an existing restaurant/catering business and add an outdoor patio area for the restaurant.

The above petition has been filed by Kristina Gaardbo, Chicago Culinary Kitchen and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-07

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Zoning Board of Appeals

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Chicago Culinary Kitchen at 2391 N. Hicks Road

BACKGROUND: On this evening's agenda is a request for a Special Use for Chicago Culinary Kitchen located at 2391 N. Hicks Road to permit a restaurant and catering business. Owner, Kristina Gaardbo, wishes to apply for a Class D (restaurant) Liquor License. Permitted hours for a Class D Liquor License is Sunday - Thursday 6AM to Midnight and Friday - Saturday 6 AM to 1 AM. Chicago Culinary Kitchen, now located at 773 N. Quentin Road, currently hold a Class G (Beer & Wine) and Class PS (Product Sampling) Liquor License.

KEY ISSUES:

1. Increase Class D (Restaurant) Liquor by one for Chicago Culinary Kitchen at 2391 N. Hicks Road.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

ATTACHMENTS:

- Increase Class D LIQ-Chicago Culinary Kitchen ORD
- Floor Plan
- Letter Requesting Class D Liq Lic
- Menu
- Business Plan

RESULT:	MOTION CARRIED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

ORDINANCE NO. _____

**AN ORDINANCE INCREASING THE NUMBER OF CLASS D (RESTAURANT)
LIQUOR LICENSES PURSUANT TO CHAPTER 3, SECTION 3-37 OF THE
VILLAGE OF PALATINE CODE OF ORDINANCES FOR SW2, LLC d/b/a
CHICAGO CULINARY KITCHEN AT 2391 N. HICKS ROAD**

BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine,
Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That the number of Class D (Restaurant) Liquor Licenses shall be
increased for Chicago Culinary Kitchen, 2391 N. Hicks Road.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are
hereby repealed.

SECTION 3: That this ordinance shall be in full force and effect from and after
its passage and approval as provided by law.

PASSED this _____ day of _____, 2020

AYES: _____ **NAYS:** _____ **ABSENT:** _____ **PASS:** _____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this

_____ day of _____, 2020

Village Clerk

Attachment: Increase Class D LIQ-Chicago Culinary Kitchen ORD (2020-27 : 2391 N. Hicks Increase Class D Liquor License)

DRAWN BY: J.D. MC REP

DATE: 01/22/19

DATE: 01/22/19

DATE: 01/22/19

ARCHITECT:

JDM Architects, LLC

1000 N. LAKE STREET, SUITE 200

CHICAGO, IL 60642

773.817.3735

jdmarchitects@gmail.com

OWNER:

COX RESTAURANT

NORTH HICKS ROAD

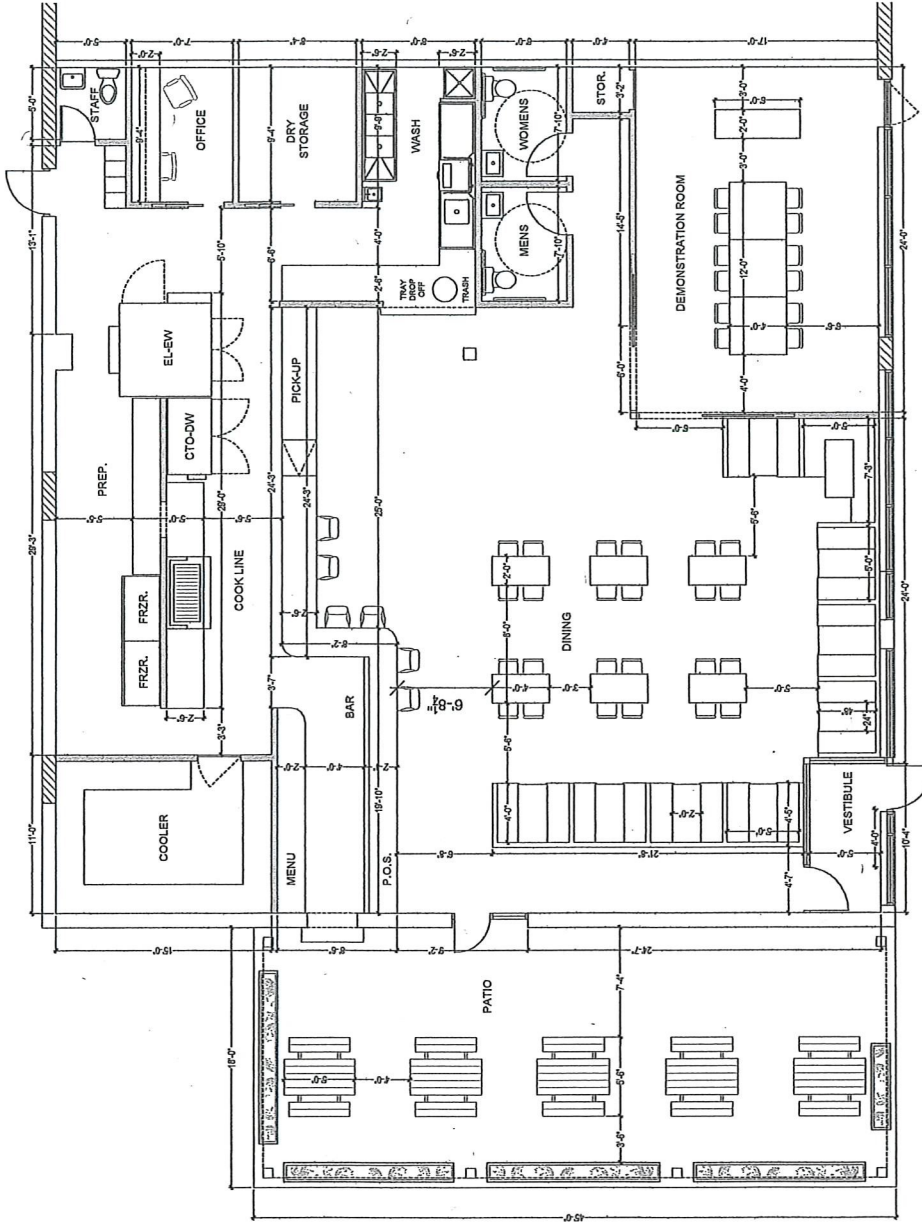
#2391, #2393

PALATINE, IL 60074

PROPOSED FLOOR PLAN



A1.1



1 PROPOSED FLR. PLAN
SCALE: 1/4"=1'

INDICATES NEW FRAME PARTITION WALLS:
NOM. 4" METAL STUDS @ 16" O.C. w/ 1 LAYER
3/8" TYPE X DRYWALL AT EACH SIDE

INDICATES INFILL MASONRY CONSTRUCTION
TO MATCH EXISTING w/ 2X FURRING STRIPS &
1 LAYER 3/8" TYPE X DRYWALL AT EACH SIDE

OCCUPANCY MATRIX	
OCCUPANCY TYPE: ASSEMBLY GROUP A-2	
CONSTRUCTION TYPE: 3-B	
GROSS SQUARE FOOTAGE: 3,400 SF	
BAR	6 FIXED SEATS
DINING	24 FIXED SEATS
DINING- BOOTH	52 LINEAR FEET/1.5
KITCHEN	350 S.F. @ 100 S.F. PER PERSON
DEMO. ROOM	12 FIXED SEATS
CALCULATED FLOOR CAPACITY	81 PERSONS
MAX. OCCUPANCY- INTERIOR	81
MAX. OCCUPANCY- PATIO	20

February 13th 2020

Chicago Culinary Kitchen

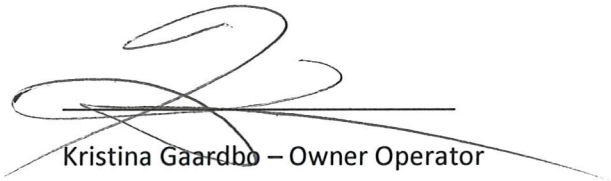
Re: Class D Liquor License

Attention: Village of Palatine Liquor Commission

Please accept this letter as a formal request from SW2 LLC dba Chicago Culinary Kitchen for a Class D Liquor License to be used at their new location of 2391 N. Hicks Rd., Palatine, IL 60074. Chicago Culinary Kitchen will be moving and expanding to this 3600 sq ft building and once open they will be relinquishing the two current liquor licenses they now hold, a Class P and a Class G. With the expansion in size and hours, they will be hiring additional staff that will obtain their Bassets and then be on file with the Palatine Police Department as employees with Palatine Alcoholic Beverage Seller & Permit #'s.

Thank you for your consideration and assistance in this matter.

Sincerely,



Kristina Gaardbo – Owner Operator

Chicago Culinary Kitchen

Attachment: Letter Requesting Class D Lic (2020-27 : 2391 N. Hicks Increase Class D Liquor License)

Chicago Culinary Kitchen Restaurant Menu

Smoked:

Brisket
Pulled Pork
Pastrami
Ribs
Sausage
Chicken

Fried:

Chicken
Fries

Sides:

Esquites
Pit Beans
F'n Mac & Cheese
Cornbread
Coleslaw
Bread Pudding

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Varying specials: tacos, quesadillas, Asian BBQ, American comfort food, specialty desserts

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Craft Beer
Bourbon
Crafted Cocktails
Wine
Craft Sodas
Milkshakes – boozy and virgin



CATERING MENU

INFO@CHICAGOCULINARYKITCHEN.COM / 773 N. QUENTIN ROAD PALATINE, IL 60067

SMOKED MEATS - MARKET PRICE

★ ★ WE DO NOT SAUCE ANYTHING ★ ★

BRISKET (WHOLE) - 10 LBS \$190.00

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EVENT CAPTAIN \$75 PER HOUR

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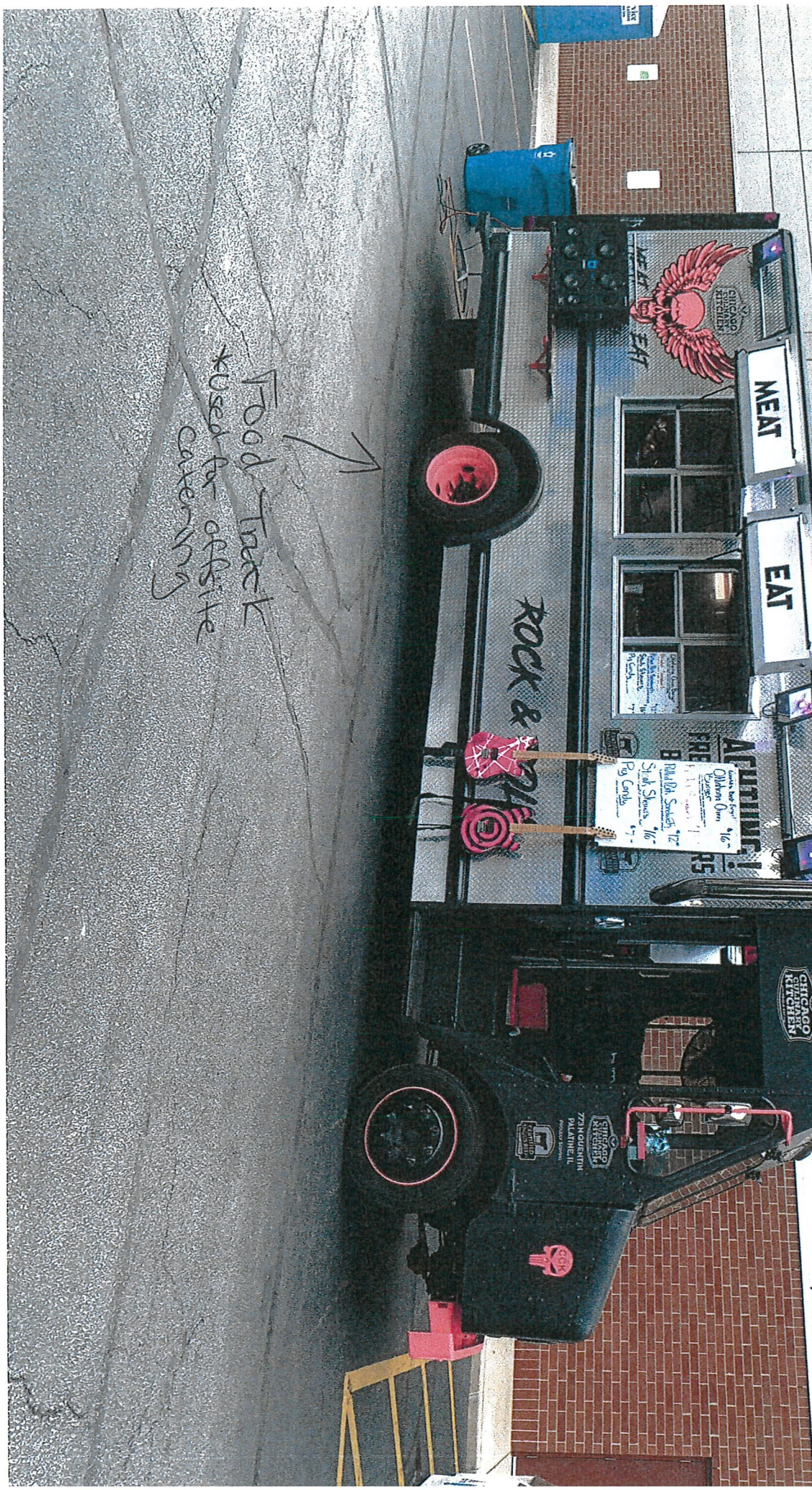
CALL: 847.987.0369

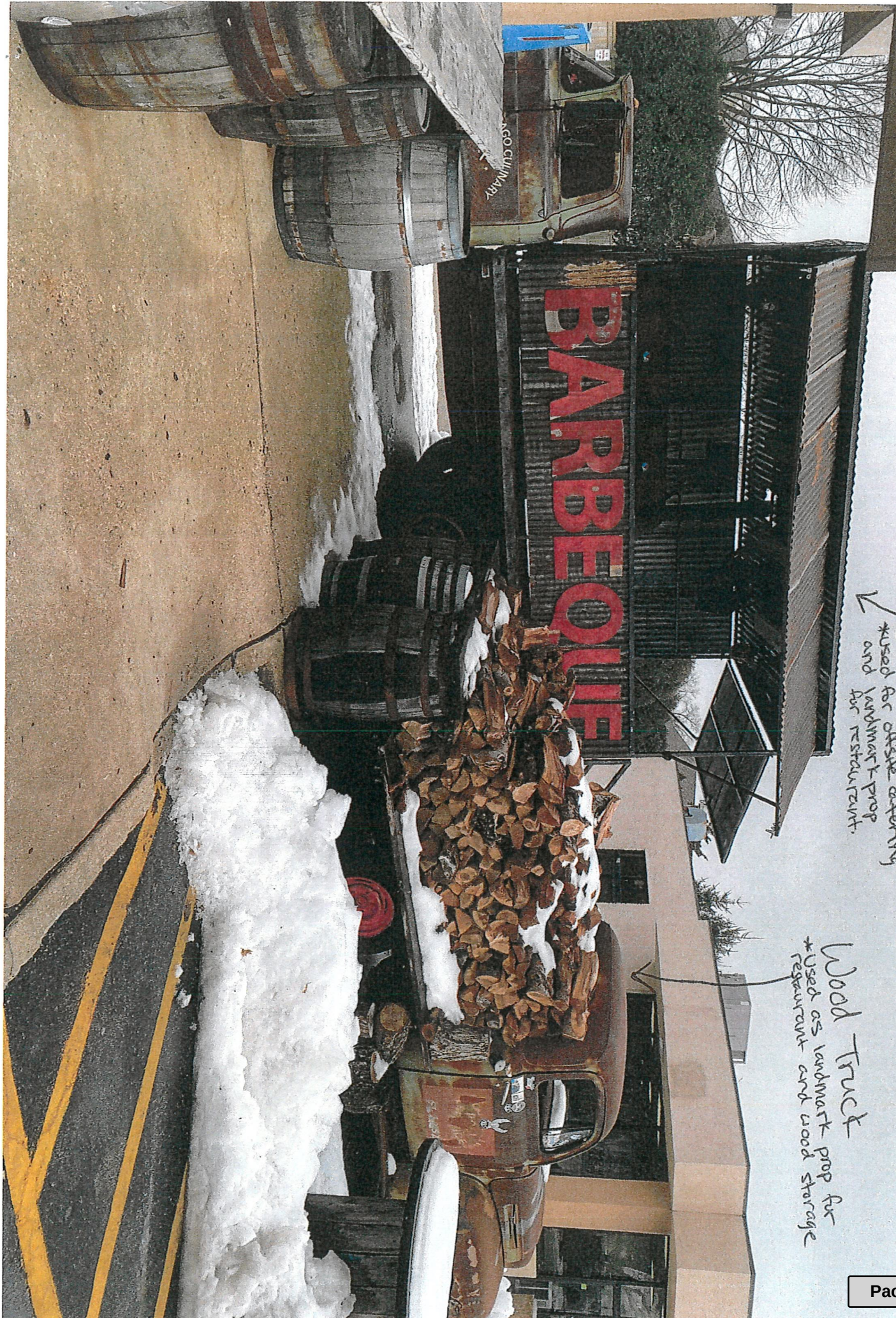
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Food Truck
used for offsite
catering





Mad Max
Grill & Reverse Smoker
*used for offsite catering
and landmark-prop
for restaurant.

Wood Truck
*used as landmark prop for
restaurant and wood storage

SW2 LLC CHICAGO CULINARY KITCHEN BUSINESS PLAN

Prepared by:

Kristina Gaardbo and Greg Gaardbo

773 N Quentin Rd
Palatine, Illinois 60067
847-305-0055
kristina@shockwavesapparel.com

WWW.CHICAGOCULINARYKITCHEN.COM

Attachment: Business Plan (2020-27 : 2391 N. Hicks Increase Class D Liquor License)

I. EXECUTIVE SUMMARY

Chicago Culinary Kitchen was established as a Limited Liability Company at 773 N Quentin Rd, Palatine, Illinois 60067 with the expectation of rapid expansion in the food, education, entertainment industry in 2016.

Business Description

SW2 LLC was incorporated in 2014 in Illinois by Kristina and Greg Gaardbo. There are two dba's that operate under both the same LLC and the same location of 773 N. Quentin Rd., Palatine, IL 60067. Rockin Rodizio, founded February 2014, is a Brazilian style catering company that they use said location as a commissary for their prep work and storage prior to cooking offsite using their churrasco trailer. Chicago Culinary Kitchen, founded October 2016, originally operated at said location as an event space for private and public parties and classes. The classes include demonstration on and discussion on the preparation of and smoking of Texas BBQ, as well as education on the pairing of wine, craft beer or bourbon. As of March 2017, Chicago Culinary Kitchen opened as a restaurant operating only on Saturdays and Sundays from 11am until sell out (approximately 2pm), selling their Texas BBQ, as well as various specials from a wide variety of cuisines: burgers, Tex Mex, Asian BBQ, and American comfort foods. With the opening as a restaurant, they also began catering seven days a week, offering pick up, delivery, or offsite staffed services. Aside from the churrasco trailer, Chicago Culinary Kitchen also utilizes an Ole Hickory smoker trailer, a food truck and Mad Max (their vintage truck turned grill and reverse smoker trailer) for offsite catering, events, and festivals.

Management Team

Chicago Culinary Kitchen has an experienced management team who have together propelled its growth and success.

Owner and Personal Chef – Kristina Gaardbo, *7+ years as personal chef, Certified Cicerone (as of May 2019) and 9 years of experience as business manager at Shockwaves Promotional Apparel, RN, Long-time Palatine Resident.*

Personal Chef - Greg Gaardbo, *7+ years as personal chef and 29+ years of experience as business owner of Shockwaves Promotional Apparel, Combat Marine Corp/Veteran.*

Business Mission

Through delicious BBQ and specialty items, continue to produce a unique and alternative cuisine option to the current culinary offerings of Palatine in a fun and relaxed atmosphere with friendly and efficient service.

And provide fun and educational experiences and events for customers in a socially stimulating environment while enhancing customers' knowledge of BBQ, as well as educate customers' palates through paired classes of craft beer, fine wine, and spirit pairings and the culture behind the "tastes" presented.

New Service

Chicago Culinary Kitchen is seeking to relocate to Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074).

Increased seating: This relocation will allow Chicago Culinary Kitchen to expand in size to accommodate more customers with more square footage inside for seating, including a full service bar, and also outside seating with the development of a patio attached to the end unit.

Increased hours: With this expansion in size, they will also be expanding their hours of restaurant operation as follows: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am (hours of Class D liquor license).

Change in Liquor Licensing: The new space will continue to serve as a both restaurant and class/event space, and they will apply for a class D liquor license in lieu of the Class P and Class G that currently held.

Increased offsite events & catering: Offsite catering will continue with the utilization of the Ole Hickory Smoker Trailer for offsite smoking, the Churrasco Trailer for Brazilian Style BBQ ‘dinner and a show’, and the Food Truck that is a full mobile kitchen. The increased square footage will allow for more kitchen space and storage to increase event and catering abilities. There will be ample space for storage, refrigeration, and prep to manage the restaurant, offsite catering events and onsite private parties and classes.

Increased private events and classes: They will also utilize the private room to continue and expand on both BBQ paired classes and private events. With the need to increase staff and create an additional management team there will be more opportunity to increase the number of classes and private parties hosted at Chicago Culinary Kitchen.

II. BUSINESS SUMMARY

Business History

The founding company, SW2 LLC, was formed on 02/12/2014 as Limited Liability Company under Illinois state laws and headed by Kristina Gaardbo and Greg Gaardbo.

Kristina and Greg Gaardbo are both personal chefs and Kristina is a Certified Cicerone. SW2 LLC started out in 2014 with a churrasco style catering company, dba Rockin Rodizio, utilizing 773 N. Quentin Rd. as a commissary to store product and do their prep work for offsite catering events. Over the course of two years they expanded Rockin Rodizio in both equipment and events, catering both private and corporate events, festivals, and weddings.

In 2016, Kristina and Greg Gaardbo created a second dba, Chicago Culinary Kitchen, which debuted in October teaching BBQ classes. The classes are done as a progressive dinner with demonstration on how to prepare meats for smoking as well as open discussion on the process. The menu includes cornbread, multiple courses of meat (sausage, chicken, ribs, pulled pork, brisket, etc) and all three of the signature sides (esquites, pit beans, f’n mac & cheese) finishing with bread pudding. Depending on the class, the menu is paired with one of the following: craft beer, wine, or bourbon. As with the food menu, the drink menu is accompanied with the history, culture, science and flavors to be noted and explained so that the attendees enjoy a fun, tasty and educational experience. Classes include 36 attendees a few times a month in the evenings and last approximately 3 hours.

As of March 2017, and simply because of popular demand from loyal class customers, Chicago Culinary Kitchen opened its doors as a restaurant. The restaurant hours are limited to weekends only; Saturday and Sunday 11am – sell out (approximately 2pm) and features a small standard BBQ menu as well as rotating specials of various cuisines. It is counter service only with communal seating and a rock n’ roll atmosphere.

In June 2017, Kristina and Greg were featured on National TV on **The Cooking Channel’s** *Man, Fire, Food* as Rockin Rodizio. And then in November 2017, they were featured again on **The Cooking Channel** but this time as Chicago Culinary Kitchen on *Big, Bad, BBQ Brawl*. In 2018, Kristina, Greg and their restaurant Chicago Culinary Kitchen was featured both on **WGN’s** *Chicago’s Best* for their BBQ classes and on **WTTW’s** *Check Please!* as a must try restaurant in the Chicagoland area. And also in 2018, Chicago Culinary Kitchen was voted #1 BBQ in Illinois by Money Magazine. They have seen exponential growth each year and have become a landmark for BBQ lovers maintaining loyal repeat customers as well as new customers who have just discovered them. Young and Old, near and far, people come from all walks of life to experience both the atmosphere and food that make up Chicago Culinary Kitchen.

*Accomplishments:**People's Choice 2012 with Rockin Rodizio – Windy City Smoke**WGN News – lunch program (2016)**WGN radio – Pretty Late with Patti Vazquez (2016)**Fox News – lunch program (2016)**Hungry Hound – ABC 7 (May 2017)**Man Fire Food – Cooking Channel (June 2017)**Big Bad BBQ Brawl – Cooking Channel (November 2017)**Palatine Chamber of Commerce – Distinguished Business of the Year (December 2017)**Palatine Fire Department - Philanthropy Award (December 2017)**Chicago's Best – WGN (February 2018)**Best BBQ in Illinois – Money Magazine (September 2018) <http://time.com/money/5331071/best-barbecue-us-every-state/>**Hungry Hound – ABC 7 (August 31, 2018)**Check Please! – WTTW (November 2018)**Certified Cicerone – Kristina (May 2019)***multiple publications in area news as well as additional appearances on news and radio stations (2019)***Business Plan for Expansion**

Our plan for expansion will require the relocation of Chicago Culinary Kitchen to a 3600 sq ft unit located at Lake Cook Commons (2391-2393-2389 N. Hicks Rd, Palatine, IL 60074). This location is advantageous for visibility from the passing traffic on Lake Cook Rd. It will also allow us to increase our kitchen space, storage space, customer seating, add a full service bar and create a patio for outdoor seating. We also plan to expand our hours of operation: Monday through Thursday 10am – 12am and Friday/Saturday 10am – 1am and Sunday 10am – 12am.

Currently we hold both a Class P and a Class G liquor license but will instead apply for and obtain a Class D license so that we may serve beer, wine, and spirits during restaurant hours.

Both the expansion in space and hours will create need for more employees – expected to have 12-15 employees. All employees will be trained and certified as needed in safe food handling and BASSET.

As part of our décor and catering business we will have three trucks/props in the parking lot. (see site plan) The other two trailers (smoker & churrasco) will not be stored onsite but will at time be brought to the restaurant to load up for offsite events.

Business Goals and Objectives

To continue to substantially increase our customers and sales through the restaurant, catering, and events. Keep food cost under 35% revenue. Keep employee labor cost between 24-29% revenue. Maintain friendly and efficient employees. Always serve excellent food by starting with quality ingredients. Maintain exceptional service in a unique and intriguing atmosphere. Market creatively and successfully to the entire Chicago land area and its suburbs.

III. MARKETING SUMMARY**Target Markets**

Over the last three years, we have found our target market to be “everyone.” The range in ages and diversity of both ethnicities and cultures is amazing – everyone loves BBQ. BBQ is also one of the few cuisines people travel for, as we have learned through getting to know our customers. We will continue

to market to everyone using social media, signage, delicious food and word of mouth.

Pricing Strategy

Chicago Culinary Kitchen has completed a thorough analysis of its competitors' pricing. We will keep in mind our competition's pricing and the costs of customer acquisition. With the expansion of hours of operation, we do intend to create some changes to our menu, including some combos for both dine in/carry out and catering.

Promotional Strategy

We plan to market through online services, social media: Facebook & Instagram, public publications and our own website.

Situation Analysis*Strengths*

Kristina and Greg Gaardbo have proven their culinary and business abilities in making a small start-up catering company a successful event space and restaurant. Chicago Culinary Kitchen has a strong following of both old and new customers who have been asking for expansion in both available seating and hours of operation, and as they have done before, they are focusing the growth of the restaurant to fulfill the demand as seen fit.

Weaknesses

Kristina and Greg Gaardbo will need to evolve their current practices and procedures for Chicago Culinary Kitchen into a fully operating restaurant. (But they are thrilled to do so!)

Opportunities

Increasing in both space and hours will allow both a further reach to wanting customers as well as an increase in revenue.

V. FINANCIAL PLAN

No outside funding will be necessary. Any and all monies needed will be personally provided for by both Terry Yormark, the landlord, and Kristina and Greg Gaardbo, the tenants.

Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses to Permit a Gas Station/Convenience Store with a Car Wash and a Medical Office/Urgent Care Facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road

BACKGROUND:

The Petitioners are proposing to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new gas station, convenience store, and car wash. The Petitioners are also proposing to redevelop the vacant commercial building at 25-35 N. Northwest Highway into a new medical office/urgent care facility. Therefore, the Petitioners are requesting approval of the following:

1. Preliminary & Final Plat of Subdivision for a new 2-lot commercial subdivision;
2. Preliminary & Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station/convenience store/car wash and a medical office/urgent care facility;
3. Rezoning from B-2 General Business District to Planned Development;
4. Special Use to permit a new 7-Eleven gas station/convenience store/car wash; and
5. Special Use to permit a medical office/urgent care facility.

KEY ISSUES:

- The Subject Property, consisting of 5 parcels totaling 1.53 acres, contains three vacant commercial buildings (former Teddy's Liquors, former Mobil gas station/convenience store, and a vacant multi-tenant commercial building at 406-408 E. Palatine Road).
- All of the existing buildings would be demolished and a new 7-Eleven gas station, convenience store, and single lane car wash, and a separate medical office/urgent care facility would be constructed. The proposed 7-Eleven would combine the former Mobil gas station site and the vacant multi-tenant property immediately to the east.
- The 7-Eleven convenience store would be approximately 3,000 square feet and would provide for 8 fuel pumping stations. In addition, there would be a single-lane interior car wash facility (approximately 995 square feet).
- Located directly north of the proposed gas station, the Physicians Immediate Care medical office building would be approximately 4,192 square feet in size.
- Access to the 7-Eleven site would be provided by 2 total right-in/right out access

curb-cuts, from Northwest Highway and Palatine Road. Currently, the vacant Mobil gas station has 3 total full-access curb-cuts on Palatine Road and Northwest Highway. Both Palatine Road and Northwest Highway are Illinois Department of Transportation (IDOT) controlled jurisdiction. The engineering plans have been initially reviewed by IDOT.

- Access to the Physicians Immediate Care site would have 1 full access curb-cut on Northwest Highway located at the northwest corner of the site. Currently, the site has 2 full access curb-cuts on Northwest Highway. Through the Planned Development review process, cross access throughout the development will be required.
- All parking stall and drive-aisle dimensions would meet the requirements of the Zoning Ordinance. The required parking was calculated using the business and retail uses (1 space per 300 square feet). Per Code, a total of 24 parking spaces are required for both uses. The development would include a total of 68 parking spaces (13 parking spaces for the 7-Eleven site and 55 parking spaces for Physicians Immediate Care).
- Per Code, drive-throughs require an escape lane. The Petitioner for 7-Eleven has indicated an escape lane is not feasible with the proposed site plan. Nevertheless, the car wash entrance is both open and unobstructed and should not present either a visibility concern or a risk for cars to become caught in an unforeseen vehicle queueing line.
- Through the Planned Development review, the site plan and plat include approximately 360 square feet at the corner of Northwest Highway and Palatine Road for Village dedication, per Staff's request for another outlot dedication. This could allow the Village to further enhance its gateway intersection, as was already constructed on the two adjacent corners. The Petitioners would require a sign easement agreement with the for the proposed freestanding pylon sign.
- Each use would have a garbage enclosure. The 7-Eleven garbage enclosure would be setback more than 15 feet from the side property line, and the Physicians Immediate Care garbage enclosure would be setback approximately 16 feet. Due to the proximity of the single-family residences to the east, Physicians Immediate Care's garbage enclosure would be screened on 3 sides by arborvitae.

Architecture:

- The maximum peak height of the 7-Eleven convenience store would be approximately 21 feet. The building materials would be a combination of fiber cement panels with aluminum glazing, and prefinished aluminum canopy.
- The maximum peak height of Physicians Immediate Care is approximately 22

feet. The building materials would be a combination of concrete masonry with prefinished metallic trim.

- The proposed heights meet the B-2 standards (max height of 3 stories/45 feet), and the consistency of materials would meet the requirements of the building code. At the Public Hearing, the Plan Commission recommended that the architectural plans be revised to include the addition of windows along the western elevation, above the doors of the 7-Eleven building to further break up the elevation. The Petitioner revised the architecture plans to include four additional windows on the west elevation to further vary this elevation.

Business Operations (7-Eleven):

- The 7-Eleven gas station and convenience store would operate 24 hours a day, Monday through Sunday. The peak hours of operation are typically Monday through Friday from 7 AM - 9 PM and 4 PM - 6 PM. There would be approximately 15 employees for this store, with an average of 4-5 employees on duty at one time.
- The Petitioner also initially proposed to operate the car wash 24 hours a day, which Staff does not support. The car wash is designed to wash approximately 6 vehicles per hour, with an average of 30 washes per day. Subsequent to the Public Hearing the Petitioner withdrew the request to operate the car wash 24-hours/day and concurs with the recommended hours of operation by Staff.
- Based on the hours of operations of other car washes in the Village and the hours of operation of the existing Shell car wash, Staff recommends the hours of operation are limited to 8 AM to 8 PM. Monday through Saturday, and 9 AM to 8 PM on Sunday. Nevertheless, it is the Petitioner's burden to demonstrate that the proposed car wash will meet the Special Use standards, and in particular will not be injurious to the value of the surrounding properties.
- The car wash will be owned and operated by 7-Eleven. It will be self-serve (no regular attendant), with a no sound menu board to enter a car wash code (pre-paid at the pump) or self-serve credit card/cash. The entrance and exit doors would have automatic doors, which close during each wash operation cycle. The bay door would automatically remain closed throughout the wash cycle.
- The existing Shell gas station, convenience store, and car wash located at the southeast corner of Palatine Road and Northwest Highway was originally approved in 1965 (Ordinance #O-47-65) for a Union 76 gas station, convenience store, and car wash. In the 1997, the property received a Special Use to permit the operation of a Citgo gas station, convenience store, and car wash (Ordinance #O-59-97). As a condition of approval, the hours of operation were limited to 8

AM - 8 PM Monday through Saturday, and 12 PM - 8 PM on Sunday.

- Given the proximity to residential, Staff does not support a 24-hour car wash. In addition to the existing Shell car wash, most other car washes in the Village of Palatine do not operate 24-hours.
- The Petitioner has indicated that at 30 feet away from the blower systems the decibel level is 68. For comparison, a normal conversation is 60 dB. Office noise or the inside of a car at 60 mph is 70 dB. The blower systems would be located on the western portion of the car wash facility closest to Northwest Highway. The entrance of the car wash is approximately 75 feet from the eastern property line, and the adjacent residence is approximately 115 feet from the shared lot line. Therefore, there is approximately 190 feet separating the car wash entrance for the residence to the east. In addition to this separation, there will also be landscaping and an 8-foot solid fence between the car wash and single-family residence. The business district operational standards require that uses may not be objectionable due to noise or odor.
- At the Public Hearing, there several neighbors who spoke about concerns for the noise levels of the existing car wash (south of the subject property) and proposal for another car wash as part of the proposed development.

Business Operations (Physicians Immediate Care):

- Physicians Immediate Care would generally operate Monday through Friday from 8 AM - 8 PM, and Saturday and Sunday from 8 AM - 4 PM.
- The staffing levels would vary based on patient visit counts. Initially, the Petitioner anticipates a total of 15-20 staff members of which 8-10 may be in the office at any given time. The peak hours are typically in early the morning until around 11 AM and then another peak around 5 PM.
- The Petitioner anticipates an average of 30-40 patients per day. Services include: injury treatment, illness treatment, immunizations, x-rays, blood and lab work, physicals, etc.

Signage:

- The initial sign plans include 3 freestanding signs - 1 pylon sign and 1 7-foot tall directional sign for 7-Eleven, and 1 monument sign for Physicians Immediate Care. Staff did not recommend the initial sign plan at the Public Hearing and the Petitioner reduced the sign plan to 1 freestanding sign for 7-11 and 1 monument sign for the medical office. All attached signage meets the B-2 standards.
- The 7-Eleven pylon sign would be located at the corner of Northwest Highway

and Palatine Road. The overall height of the sign would be 20 feet for a total of 81 square feet, which meets Code. This is consistent with the sign height of the gas station south of the Subject Property.

- Physicians Immediate Care is proposing one new monument sign just north of the northernmost access drive along Northwest Highway. The current sign plans reference an electronic message board (EMB) sign, which would require a separate Special Use and multiple Variations. The Petitioner has indicated that the area where “Flu Shots Today!” is located, shall be interchangeable letters that can be changed out manually. Staff noted that an EMB sign at this location would not be supported by Staff.

Fencing and Landscaping:

- An 8-foot tall solid board-on-board fence would be installed along the eastern property line. This is consistent with the recommendations of the recently approved Northwest Highway Sub-Area Plan (Phase I), in that commercial properties sharing lot lines with single-family residential properties should provide solid fencing up to 8-feet in height. As a condition of the Planned Development, Staff is recommending that the fencing would be replaced at least every 12-years to ensure appropriate screening and buffering.
- A 15-foot landscaped buffer would be established along the east lot line of Physicians Immediate Care site. This is required of any commercial property abutting a residential property. The landscaping plan requires 46 6-foot tall Techy arborvitae evergreen within the landscaped buffer, in addition to the 8-foot fence.
- The Zoning Ordinance requires a 5-foot landscaped strip be placed between all sidewalks and parking areas. The Petitioners are proposing a 4-foot landscaped strip. The right-of-way areas along Northwest Highway would be planted with a combination of ornamental grass and daylilies similar to other recent developments along this corridor.
- The Petitioners have indicated that parkway trees are not feasible along Northwest Highway. Due to the location of the Village’s red light camera along Palatine Road, no parkway trees are proposed in order to maintain light of sight. This is also the existing circumstance for these properties.
- The landscape plan includes 12 overstory trees (7 are required). While only 7 overstory trees are required, the Petitioners have included additional overstory trees throughout the development in lieu of parkway trees.

Engineering:

- A new shared watermain would be installed and would connect to the existing watermain located at the northwest corner of the subject site.
- New sanitary services would connect to the existing sanitary services underneath Northwest Highway. All storm water would be collected and kept on-site. There is no need for on-site detention.

RECOMMENDATIONS:

Public Hearing: Plan Commission - March 03, 2020
 Residents testifying: 10 - questions and concerns about car wash noise, lighting levels, storm water detention, and concerns about the existing car wash south of the subject property. Also, there was support expressed for redevelopment of the properties.
 Vote: The Plan Commission voted 6-0 to approve the requested development subject to Staff's conditions, and 3 additional conditions regarding the 7-11 elevation, parapet wall height for the medical office building, and relocating the maximum height sign for the car wash to the entrance drive and Staff concurs.

ALTERNATIVES:

1. Approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, Rezoning to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility for the proposed commercial development.
2. Do not the Preliminary and Final Subdivision, Preliminary and Final Planned Development, Rezoning to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility for the proposed commercial development.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road.

ATTACHMENTS:

- Aerial Map - 7 and 25-35 N. Northwest Highway and 406-408 E. Palatine Road
- ORD PFPD_7 N. Northwest Hwy, 25-35 N. Northwest Hwy, & 406-408 E. Palatine Road
- EXHIBIT - Final Engineering Plans
- EXHIBIT - Architectural Site Plan (revised 03-11-20)

- EXHIBIT - Landscaping Plan (revised 03-10-2020)
- EXHIBIT - Photometric & Lighting Plan
- Fire Truck Circulation Plan
- RES SUB 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, and 406-408 E. Palatine Road
- EXHIBIT - Final Plat of Subdivision
- EXHIBIT - Plat of Easement & Vacation
- ORD REZ 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road
- ORD SU 7-Eleven - 7 N. Northwest Highway, 25-35 N. Northwest Highway & 406-408 E. Palatine Road
- EXHIBIT - Architectural Site Plan (revised 03-11-20)
- EXHIBIT - 7-Eleven Color Building Elevations and 3D Views (revised 03-10-20)
- EXHIBIT - 7-Eleven Floor Plan
- EXHIBIT - 7-Eleven Fuel Canopy Plan and Elevations
- EXHIBIT- 7-Eleven Signage Plans
- EXHIBIT - Petitioner Clarified Car Wash Sound Narrative (submitted on 03-10-20)
- EXHIBIT - Car Wash Noise Level Exhibit Color Bold (submitted on 3-10-2020)
- EXHIBIT - 7-Eleven - Lighting Narrative (submitted on 3-10-20)
- EXHIBIT - Noise Reduction Study - decibels
- 7-Eleven Petitioner Justifications & Business Plan
- Petitioner Justification for Variations
- ORD SU Physicians Immediate Care 25-35 N. Northwest Highway
- EXHIBIT - Architectural Site Plan (revised 03-11-20)
- EXHIBIT - PIC medical office - Color Elevations
- EXHIBIT - PIC Floor Plan
- EXHIBIT - PIC Palatine Monument Sign
- EXHIBIT - PIC Attached Wall Signage Plans
- PIC Petitioner Justification & Business Plan
- DRAFT 03-03-20 Plan Commission Minutes 7-ELEVEN & PIC
- Applications
- Public Notice

RESULT:	MOTION CARRIED BY ROLL CALL [UNANIMOUS]
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

NE Corner of Northwest Hwy. & Palatine

6.B.1.a

VILLAGE OF
PALATINE



Attachment: Aerial Map - 7 and 25-35 N. Northwest Highway and 406-408 E. Palatine Road (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy)

ORDINANCE NO. _____

**AN ORDINANCE GRANTING
PRELIMINARY AND FINAL PLANNED DEVELOPMENT APPROVAL FOR
7 N. NORTHWEST HIGHWAY, 25-35 N. NORTHWEST HIGHWAY,
AND 406-408 E. PALATINE ROAD**

WHEREAS, upon petition of owners of said property, a Public Hearing was held by the Plan Commission of the Village of Palatine on March 3, 2020 and in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Plan Commission, having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility, on the following legally described property:

PARCEL 1:

LOTS 12, 13, AND 14 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

LOTS 10 AND 11 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH & COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION TO THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD

Attachment: ORD PFPD_7 N. Northwest Hwy, 25-35 N. Northwest Hwy, & 406-408 E. Palatine Road (2020-28 : 7 N. Northwest Hwy, 25-35 N.

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road.

PIN: # 02-14-408-026, 02-14-408-025, 02-14-408-002, 02-14-408-016, and 02-14-408-010.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: That Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility, is hereby granted, subject to the following conditions:

- 1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 03/11/2020, the 7-Eleven building elevations prepared by Ileakis Associates dated 11/15/2019, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.**
- 2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.**
- 3. Uses shall be governed by the B-2 district use lists in the Palatine Zoning Ordinance.**
- 4. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.**
- 5. A Planned Development letter of credit in the amount \$50,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.**
- 6. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.**
- 7. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.**

15. The car wash hours of operation shall be limited to 8 AM to 8 PM Monday through Saturday, and 9 AM to 8 PM on Sunday.
16. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
17. The final photometric and lighting plan shall be revised in a manner acceptable to the Village of Palatine.
18. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
19. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
20. MWRD, IDOT, IEPA, and NEPA permits shall be submitted in a manner acceptable to the Village Engineer.
21. The architectural plans shall be revised in a manner acceptable to the Village of Palatine, in order to include a band of windows on the west side of the 7-Eleven building, in order to further break up the elevation (Plan Commission proposed).
22. The elevations for Physicians Immediate Care shall be revised to extend the parapet to match the parapet of the rest of the building, in compliance with Code and in a manner acceptable to the Village of Palatine.
23. The sign plans shall be revised to move the height restriction signage away from the building and closer to the car wash entrance.
24. The final traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

SECTION 2: That the petition for preliminary and final planned development, a copy of the public notice, be attached hereto and form a part of this ordinance.

SECTION 3: This ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This _____ day of _____, 2020

AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2020

Village Clerk

FINAL ENGINEERING PLANS
FOR
PROPOSED FUEL CENTER

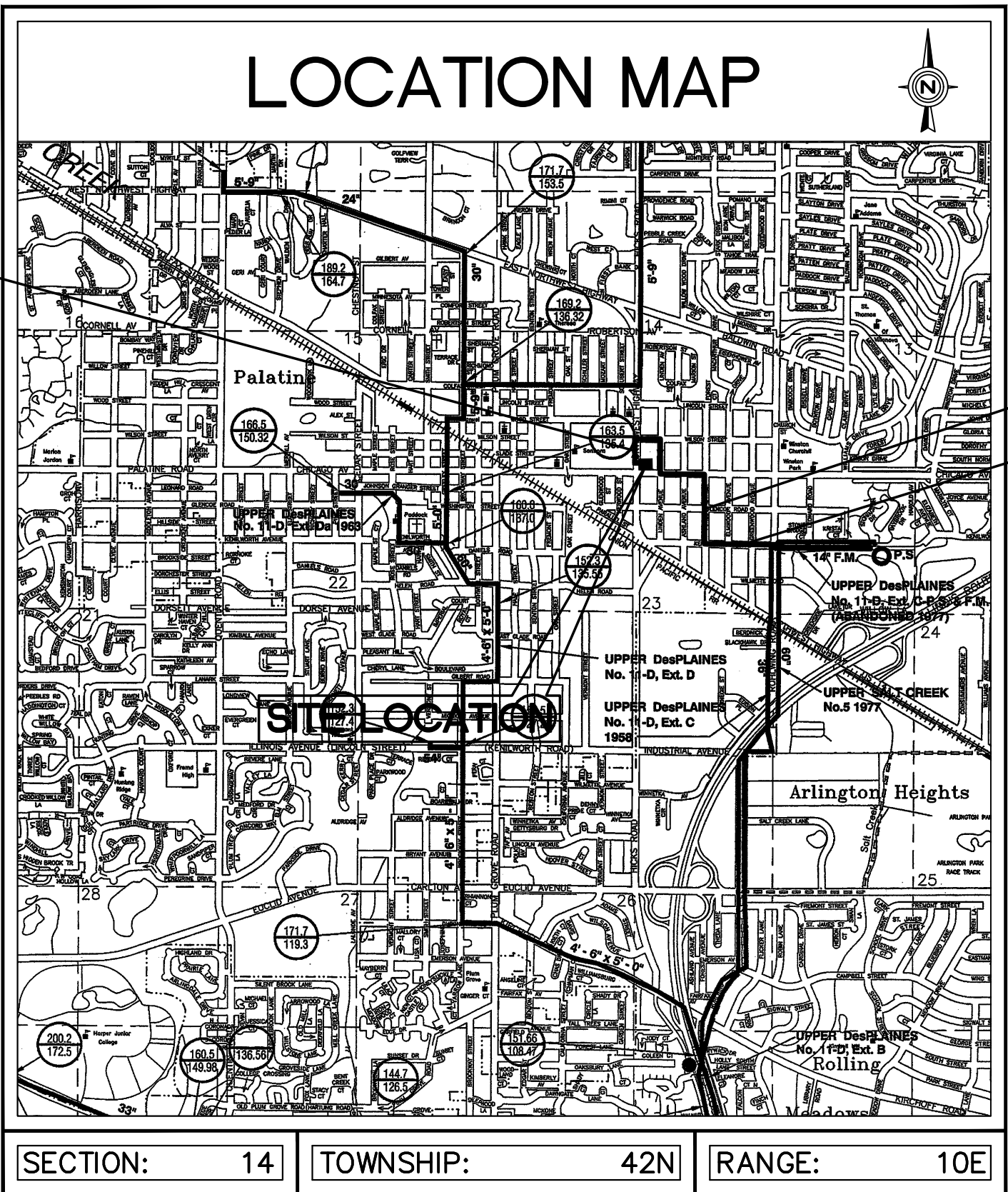
AT
7 NORTH NORTHWEST HIGHWAY
PALATINE
COOK COUNTY, ILLINOIS

INDEX

CIVIL ENGINEERING PLANS		REVISIONS						
		1	2	3	4	5	6	7
C-1	COVER SHEET							
C-11	DEMOLITION PLAN	X	X	X				
C-2	GEOMETRIC PLAN	X	X	X	X			
C-3	GRADING PLAN	X	X	X		X		
C-4	ACCESSIBLE ROUTE GRADES AND DETAILS	X	X					
C-5	UTILITY PLAN	X	X					
C-6	PHASE 1 SOIL EROSION CONTROL PLAN							
C-7	PHASE 2 SOIL EROSION CONTROL PLAN	X	X					
C-8	SOIL EROSION CONTROL DETAILS AND SPECS							
C-9	PROJECT DETAILS	X			X			
C-10	PROJECT SPECIFICATIONS							
C-11	IDOT DETAILS							
C-12	IDOT DETAILS		X					
C-13	IDOT DETAILS							
C-14	IDOT DETAILS		X					
C-15	MWRD SPECIFICATIONS							
C-16	IDOT ACCESSIBLE ROUTE GRADES AND DETAILS		X					
C-17	IDOT ACCESS DRIVE PROFILES		X					
C-18	IDOT STATE ROW CROSS SECTIONS		X					
SUPPORTING DOCUMENTS		REVISIONS						
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2 of 3	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY							
3 of 3	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY							
L-1	LANDSCAPE PLAN	X	X	X		X		
1 of 1	MWRD DRAINAGE EXHIBIT	X	X	X				

NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

EXISTING 8" PALATINE
SANITARY SEWER



EXISTING 12" PALATINE
SANITARY SEWER
EXISTING 54" MWRDGC
INTERCEPTOR

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	CATCH BASIN INLET	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
	OVERHEAD ELECTRIC WIRES	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	TELEPHONE MANHOLE	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	B/BOX	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	SANITARY SEWER	
	STORM SEWER	
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	
	PAVEMENT ELEVATION	
	MATCH EXISTING ELEVATION	
	GROUND ELEVATION	
	TOP OF WALK ELEVATION	
	TOP OF RETAINING WALL ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF CURB ELEVATION	
	RIM ELEVATION	
	DOWNSPOUT LOCATION	
	PREVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

BENCHMARK

REFERENCE BENCHMARK

NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NOTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK.
DATUM: DAVD88

ELEVATION = 719.51

SITE BENCHMARK

SITE BENCHMARK 1
SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY)

ELEVATION = 742.45

SITE BENCHMARK 2
SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE.

ELEVATION = 735.10

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION; THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE:

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 62-045858.
MY LICENSE EXPIRES ON 11-30-2021.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002989

COVER SHEET

Prepared For:
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

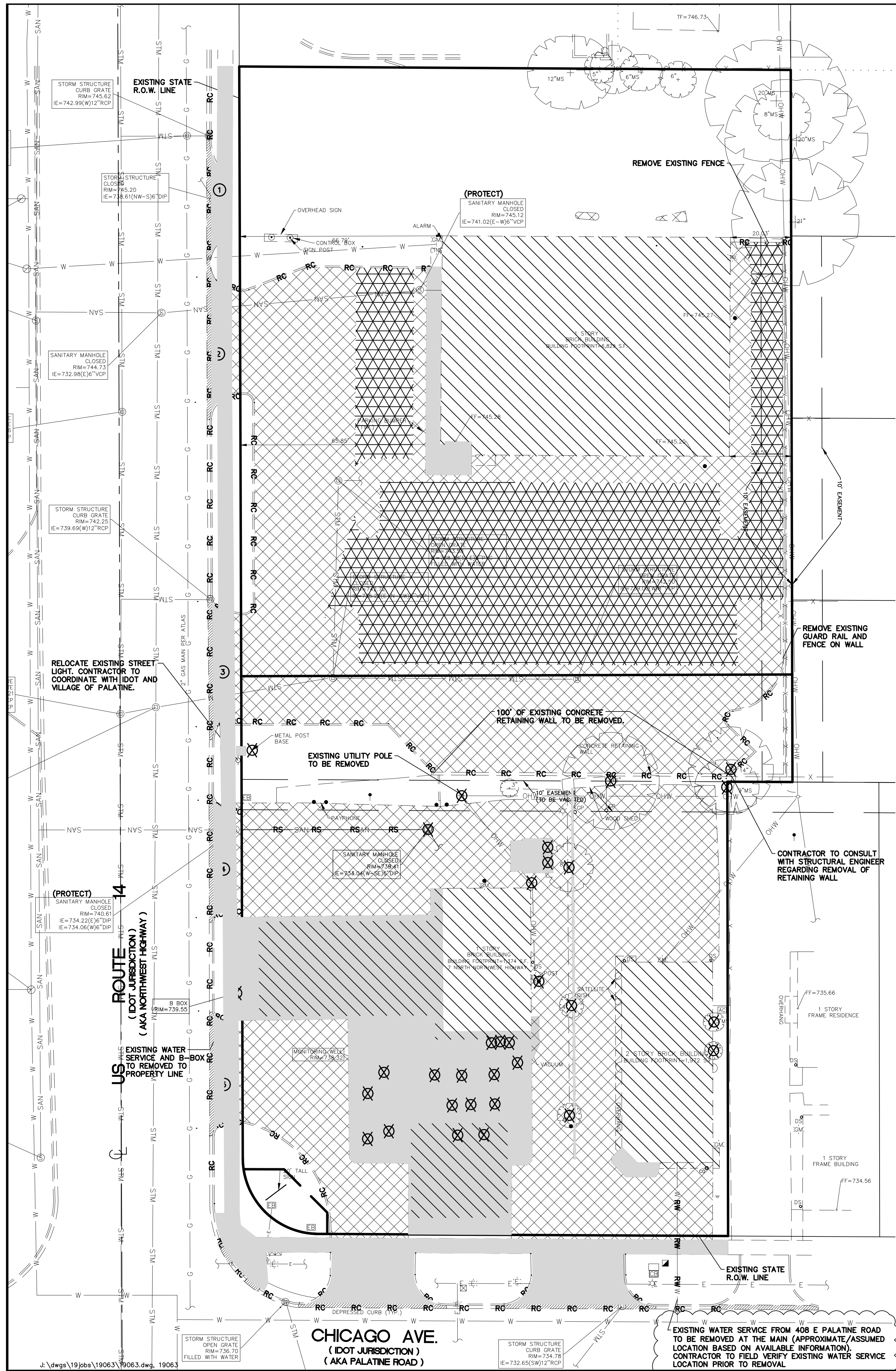


CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

C-1

COVER SHEET

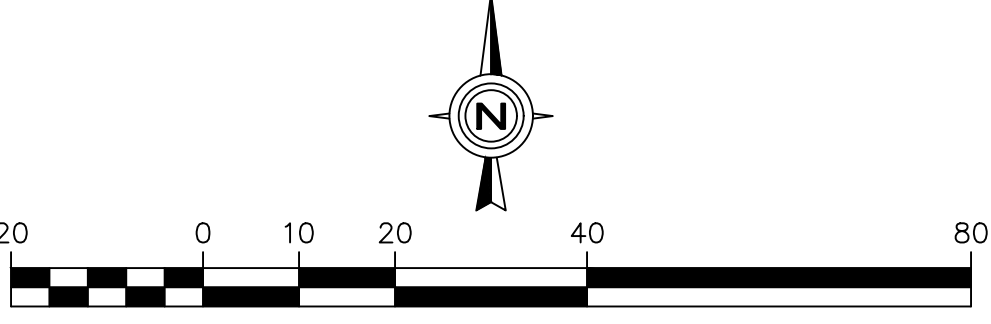




US ROUTE 14 REMOVALS	
SIDEWALK	2,063 SF
DRIVEWAY 1	58 SF
DRIVEWAY 2	82 SF
DRIVEWAY 3	80 SF
DRIVEWAY 4	112 SF
DRIVEWAY 5	512 LF
CURB AND GUTTER	
PALATINE ROAD REMOVALS	
SIDEWALK	755 SF
DRIVEWAY 1	490 SF
DRIVEWAY 2	540 SF
CURB AND GUTTER	232 LF
US ROUTE 14 REPLACEMENTS	
SIDEWALK	1,863 SF
DRIVEWAY 1	260 SF
DRIVEWAY 2	333 SF
CURB AND GUTTER	494 LF
PALATINE ROAD REPLACEMENTS	
SIDEWALK	585 SF
DRIVEWAY 1	886 SF
CURB AND GUTTER	212 LF

- GENERAL NOTES:**
- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
 - PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY IF STOCKPILES WILL BE ALLOWED ON SITE. COORDINATE WITH PROJECT MANAGER FOR THE PLACEMENT OF MATERIAL STOCKPILES IF PERMITTED. ALL MATERIALS ARE TO BE STOCKPILED SEPARATELY FOR USE IN PREPARING THE BUILDING PAD AND PAVEMENT SUB-BASE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ALL CONCRETE TO BE PULVERIZED TO 3" MAXIMUM PIECES. MATERIALS MAY BE STOCKPILED (SEPARATELY) AND USED FOR BACKFILL AT A LATER DATE IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ASPHALT MILLINGS MAY BE USED IN UNDERCUT AREAS ONLY IF THEIR GRADATION EQUALS CA-6 AND IF APPROVED BY TESTING COMPANY AS SUPPLIED BY THE OWNER.
 - ALL EXISTING UTILITIES ARE TO BE REMOVED WHERE INDICATED.
 - CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.
 - CONTRACTOR IS TO TAKE CARE IN LIMITING MATERIALS FROM ENTERING THE STORM EXISTING STORM AND SANITARY SEWERS.
 - MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION INCLUDING, BUT NOT LIMITED TO COOK COUNTY, NPDES, VILLAGE OF PALATINE.
 - CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BIDDING AND SHALL INFORM OWNER/ENGINEER OF ANY DISCREPANCIES.
 - CONTRACTOR TO CONTACT OWNER/ENGINEER TO DISCUSS ANY QUESTIONS OR DISCREPANCIES FOUND ON SITE PRIOR TO ANY CONSTRUCTION. EXISTING UTILITIES ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/OWNER IMMEDIATELY IN ORDER TO MAKE A DECISION. PROVIDE ITEMIZED FEE FOR UTILITY REMOVAL (LINEAL FOOT) IN BID.
 - CONTRACTOR SHALL REMOVE ALL ABOVE GROUND STRUCTURES TO GRADE.
 - CONTRACTOR SHALL REMOVE ALL FOOTINGS, FOUNDATIONS, AND BELOW GRADE CONCRETE OR OTHER OBSTRUCTIONS TO FULL DEPTH.
 - ALL SANITARY AND WATER SERVICES SHALL BE REMOVED AND CAPPED AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL REFERENCE LANDSCAPE PLAN AND/OR TREE PRESERVATION PLAN FOR ALL PLANT MATERIAL. NOTES SHOWN ON THIS PLAN REGARDING LANDSCAPING ARE FOR REFERENCE ONLY. DETAILED INFORMATION REGARDING THE EXISTING PLANT MATERIALS IS SHOWN ON THOSE PLANS AND SHALL BE FOLLOWED.
 - ALL ITEMS LABELED "PROTECT" SHALL BE PROTECTED AND SHALL NOT BE REMOVED OR ALTERED AS THEY ARE TO BE RE-USED IN THE PROPOSED DEVELOPMENT.
 - THE PLAN IS NOT INTENDED TO DICTATE MEANS AND METHODS, BUT RATHER CLARIFY WHICH EXISTING IMPROVEMENTS SHALL BE PROTECTED AND WHICH SHALL BE REMOVED OR ABANDONED AND THE EXTENT TO WHICH THEY SHALL BE REMOVED OR ABANDONED.
 - ALL SANITARY AND WATER SERVICES FROM EXISTING BUILDINGS SHOWN FOR DEMOLITION ARE TO BE REMOVED AND DISCONNECTED AT THE MAIN UNLESS OTHERWISE NOTED. CONTRACTOR IS TO FIELD LOCATE EXISTING WATER AND SANITARY SERVICES FROM EXISTING BUILDINGS. NOT ALL SERVICES MAY BE SHOWN. CONTRACTOR TO USE IDOT PATCHING DETAIL, IF WORK IS NEEDED IN IDOT ROW.

DEMOLITION LEGEND	
	REMOVE EXISTING ASPHALT (FULL DEPTH)
	REMOVE EXISTING CONCRETE (FULL DEPTH)
	REMOVE EX. BUILDING AND FOUNDATION (COMPLETE)
	2" GRIND AND RESURFACE
RC RC RC RC RC RC RC	= REMOVE EXISTING CURB AND GUTTER (TYP.)
RE RE RE RE RE RE RE	= REMOVE EXISTING ELECTRIC LINE (TYP.)
RG RG RG RG RG RG RG	= REMOVE EXISTING GAS LINE (TYP.)
RO RO RO RO RO RO RO	= REMOVE EXISTING OVERHEAD WIRES (TYP.)
RS RS RS RS RS RS RS	= REMOVE EXISTING SEWER LINE (TYP.)
RT RT RT RT RT RT RT	= REMOVE EXISTING TELEPHONE LINE (TYP.)
RW RW RW RW RW RW RW	= REMOVE EXISTING WATERLINE (TYP.)
	= REMOVE EXISTING OBJECT (UTILITY POLES, GUY WIRES, LIGHTS, MANHOLES, SIGNS, ETC.) (TYP.)
	= REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BUSH. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.
	= PROTECT EXISTING TREE. SEE LATEST TREE PRESERVATION PLAN FOR DETAILS.



DEMOLITION PLAN

Prepared For:

400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

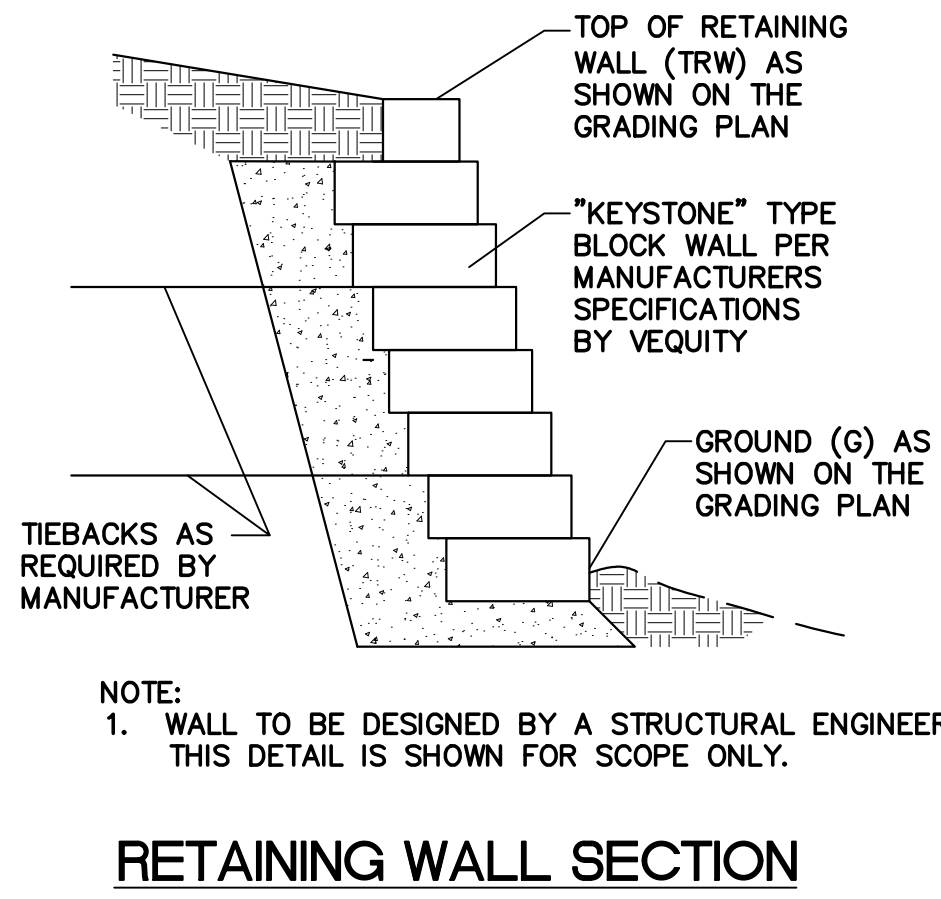
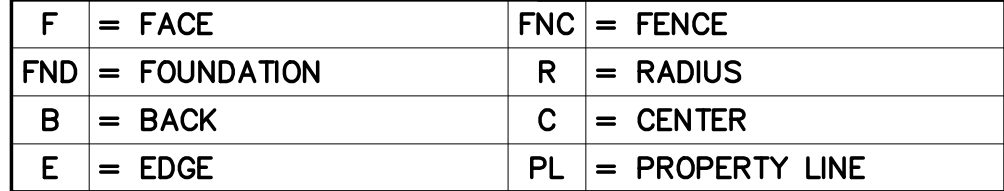
Prepared By:

2631 Ginger Woods Parkway, Suite 100
(630) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

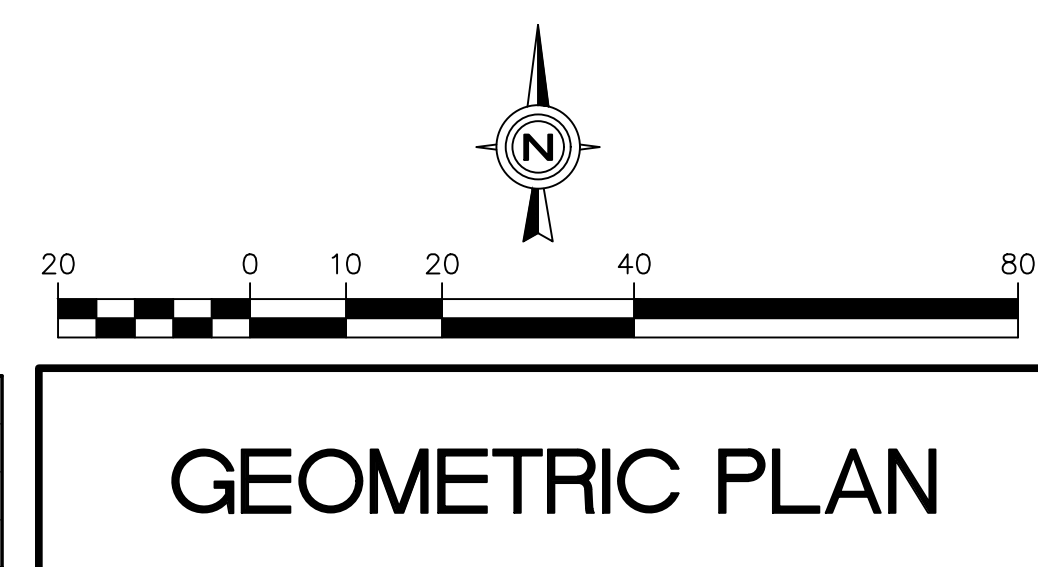
C-11

DEMOLITION PLAN

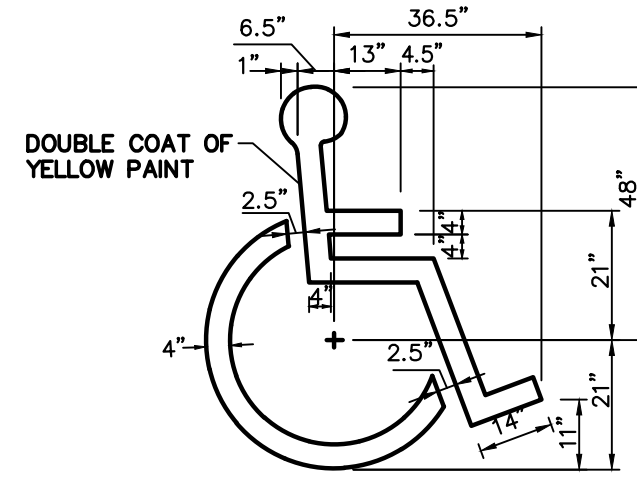


NOTES:

1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.



C-2	CHECKED BY: J. MILLER		 2631 Ginger Woods Parkway Aurora, IL 60602 (630) 375-1800 watermark-engineering.com Attachment: EXHIBIT - Final Engineering Plans (2020-28 - 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)	
	DESIGN BY: S. SINAK			
	DRAWN BY: S. SINAK			
	DATE: SEPTEMBER 13, 2018			
	SCALE: 1" = 20'			
	PROJECT NO.: 19-063			
Prepared By:  2631 Ginger Woods Parkway Aurora, IL 60602 (630) 375-1800 watermark-engineering.com Vequity 400 N. State Street, Suite 400 Chicago, IL 60654 PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067			Prepared For: NO. 1 2 3 4 5 REVISIONS PER CLIENT REVIEW PER VILLAGE COMMENTS 10/25/19 AND IDOT 11/15/19 ADDITION OF VILLAGE TAKING AREA NO REVISIONS PER VILLAGE REVIEW COMMENT EMAIL DATED 2/14/2020 DATE 10/4/19 12/13/19 01/11/2020 02/17/2020 02/26/2020	



1. SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.

- GENERAL NOTES:**
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9999
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
NGS DESIGNATION – 6E
PID – DM3905

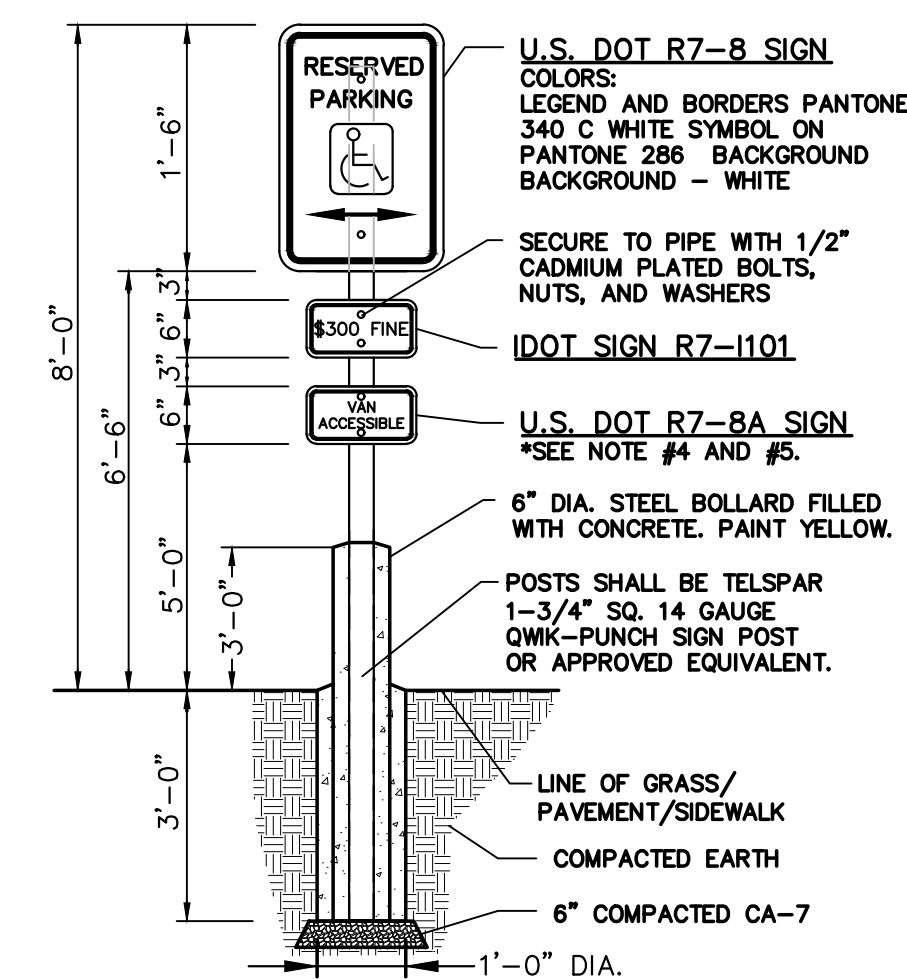
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST--SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH--NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST--NORTHEAST OF PALATINE. OWNERSHIP---ROAD RIGHT--OF-WAY, TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS

1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE. BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

GRADING PLAN NOTES:

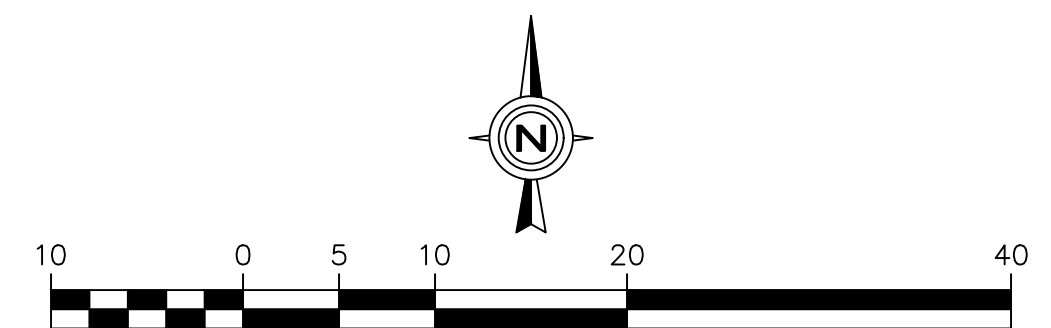
1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES. LATER GRADES MAY BE REFERRED TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING, BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED AS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHALL BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING SERVICES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.



1. WHERE A FINE IN EXCESS OF \$300 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
2. THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN.
3. ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE PARKING SPACE. THE ARROW MAY BE OMITTED WHERE THERE ARE TWO OR MORE PARKING SPACES.
4. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM, WHERE A PART TIME RESTRICTION EXISTS.
5. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESSER THAN ONE, SHALL BE SERVED BY TWO OR MORE "FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
6. THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
7. THE COLOR FOR BOTH SIGN R7-101 AND USDOT R7-8A, LEGEND AND BORDERS--GREEN NON-REFLECTORIZED (PANTONE 34-10C) BACKGROUND--WHITE REFLECTORIZED

SCALE: 1" = 10'

 = A.D.A. ACCESSIBLE ROUTE



ACCESSIBLE ROUTE GRADES AND DETAILS

C-4

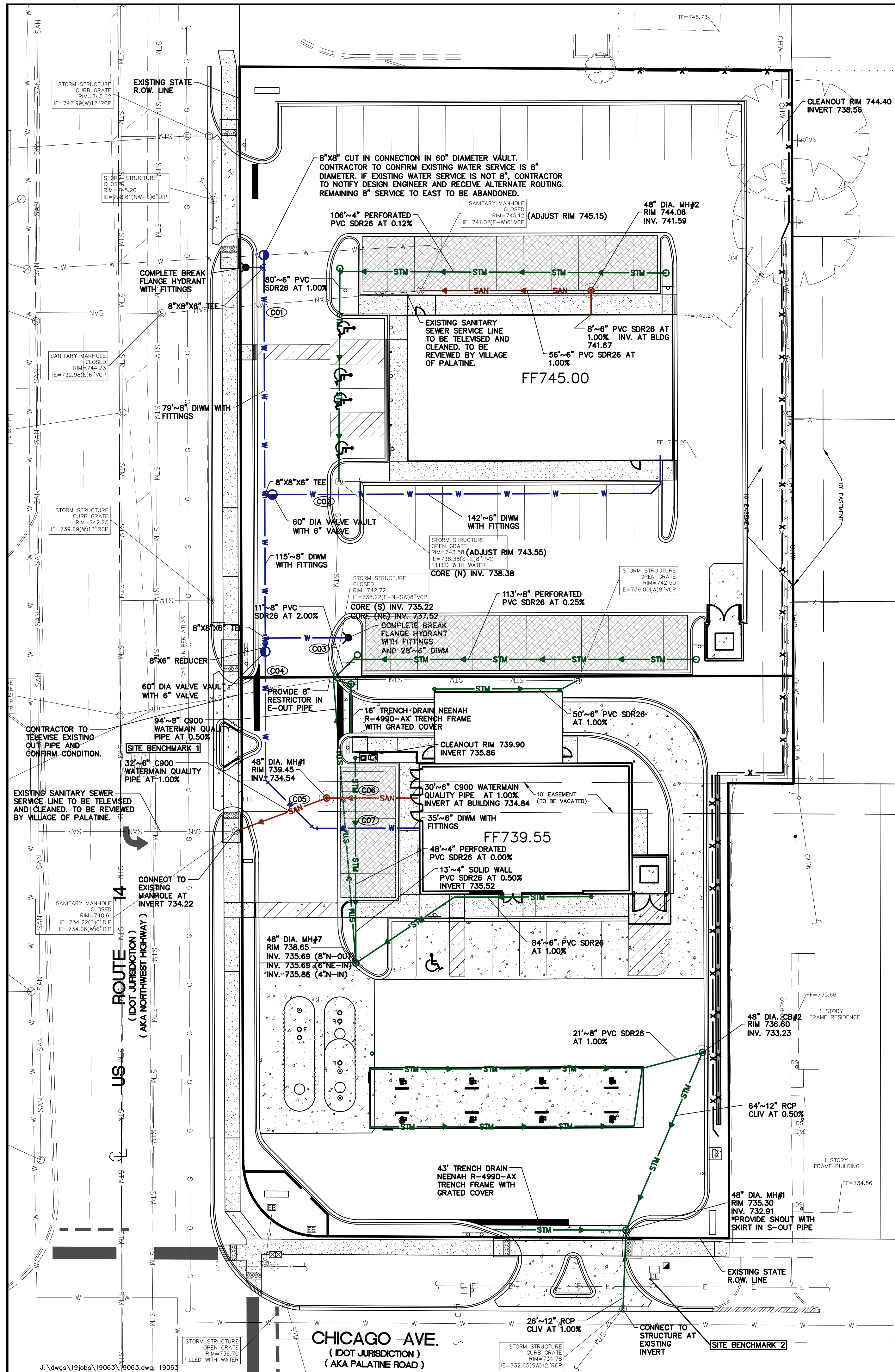
[illegible]

Prepared By:

Watermark Engineering
RESOURCES
2631 Ginger Woods Parkway | Aurora, IL 60502
(630) 375-1800 | watermark-engineering.com

DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2010
SCALE: 1" = 10'
PROJECT NO.: 19-063

ACCESSIBLE ROUTE GRADES AND DETAILS



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

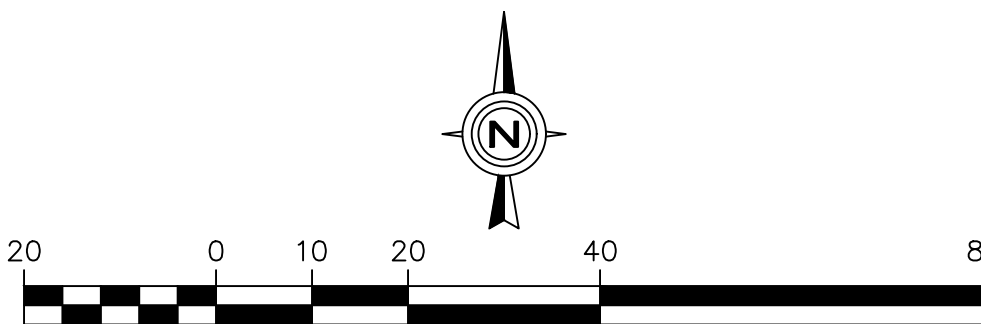
REFERENCE BENCHMARK
NGS DESIGNATION - 6E
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THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NORTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS
1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

UTILITY PLAN NOTES:
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

UTILITY CROSSINGS

CO1	BOTTOM OF 8" WATER	= 738.50
	TOP OF 6" SANITARY	= 738.50
CO2	BOTTOM OF 8" STORM	= 738.00
	TOP OF 6" WATER	= 736.50
CO3	BOTTOM OF 8" STORM	= 735.67
	TOP OF 6" WATER	= 734.17
CO4	BOTTOM OF 6" WATER	= 736.50
	TOP OF 8" STORM	= 735.66
CO5	BOTTOM OF 6" SANITARY	= 734.20
	TOP OF 6" WATER	= 732.70
CO6	BOTTOM OF 4" STORM	= 735.86
	BOTTOM OF 8" STORM	= 735.42
	TOP OF 6" SANITARY	= 735.41
CO7	BOTTOM OF 4" STORM	= 735.86
	BOTTOM OF 8" STORM	= 735.47
	TOP OF 6" WATER	= 733.47



UTILITY PLAN

DATE	REVISIONS	NO.
10/4/19	PER CLIENT REVIEW	1
12/13/19	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	2
02/17/2020	NONE	3
02/17/2020	NONE	4
02/28/2020	NONE	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

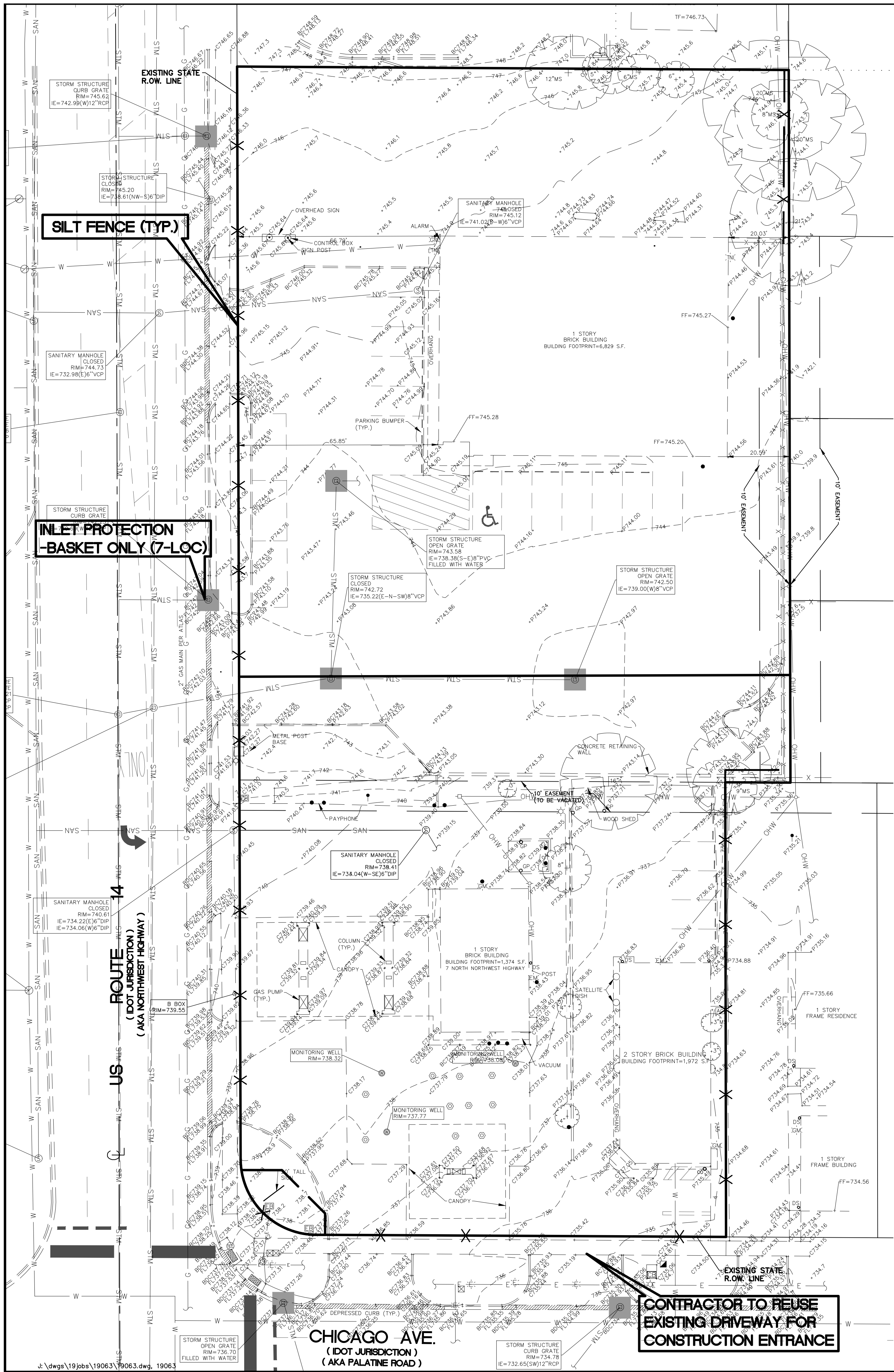
Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

C-5

UTILITY PLAN



LEGEND

- X SILT FENCE
- INLET FILTER BASKET
- INLET PROTECTION

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

20 0 10 20 40 80

PHASE I SOIL EROSION CONTROL PLAN

NO.	DATE	REVISIONS
1	10/4/19	NONE
2	12/13/19	NONE
3	01/17/2020	NONE
4	02/17/2020	NONE
5	02/28/2020	NONE

Prepared For:

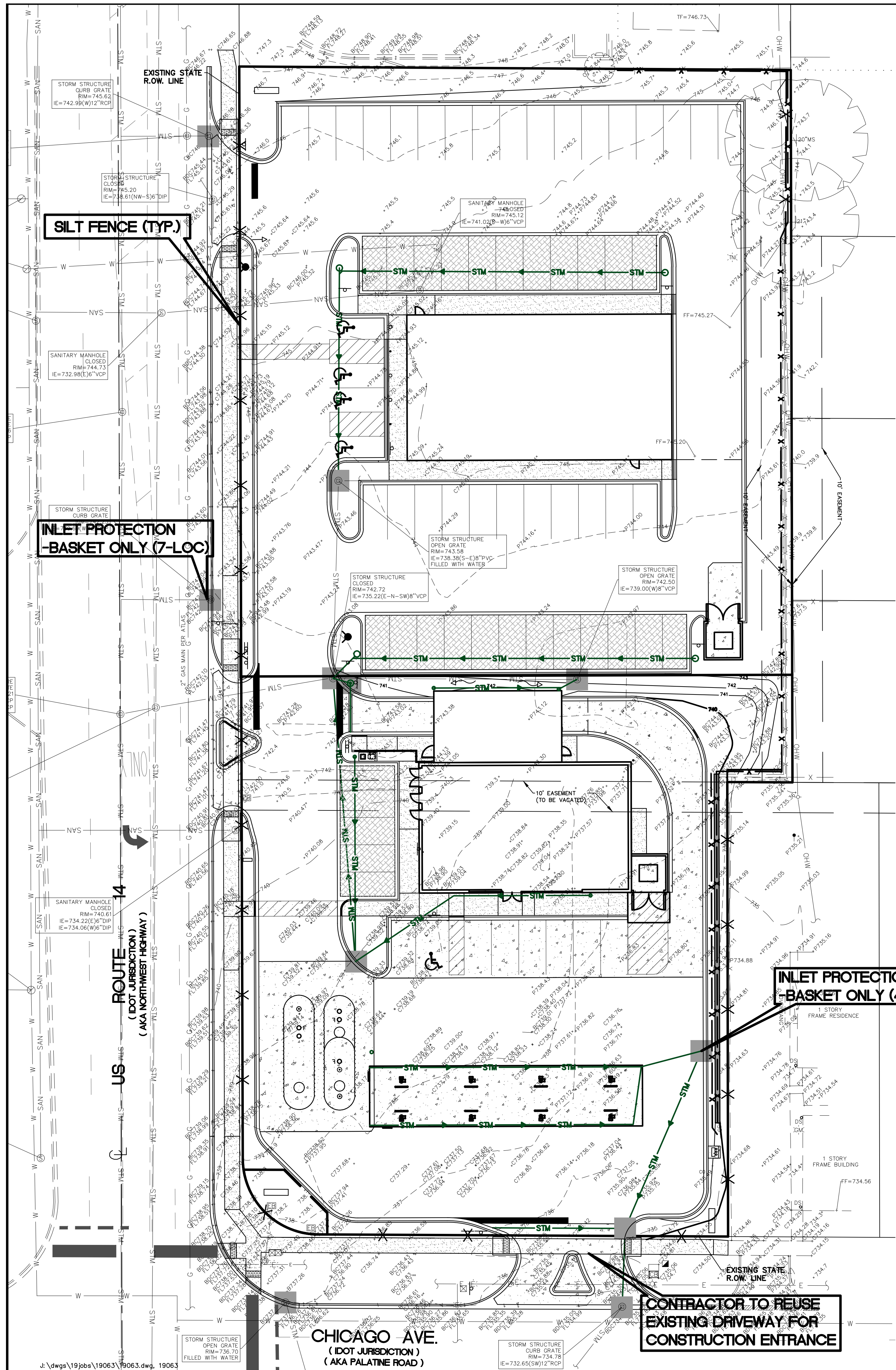
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

Wat & G **Engineering** **RESOURCES**
2631 Ginger Woods Parkway, Aurora, IL 60502
(630) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER	DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK	DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'	PROJECT NO.: 19-063

C-6



LEGEND

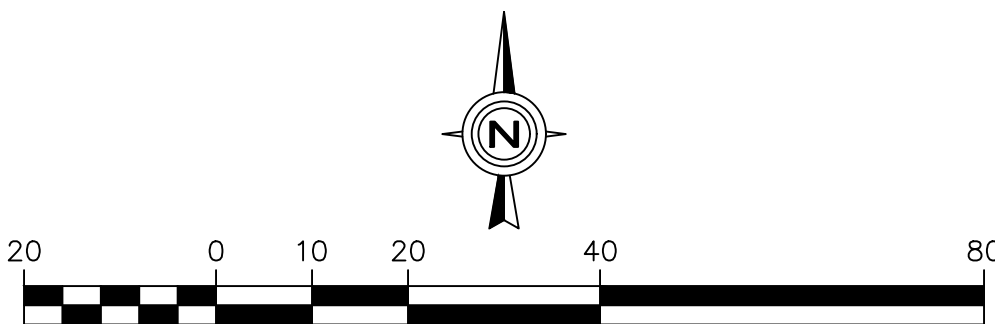
- X SILT FENCE
- INLET FILTER BASKET
- INLET PROTECTION

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NOTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (04 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

SITE BENCHMARKS
1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10



PHASE II SOIL EROSION CONTROL PLAN

NO.	REVISIONS	DATE
1	PER CLIENT REVIEW	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/28/2020

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
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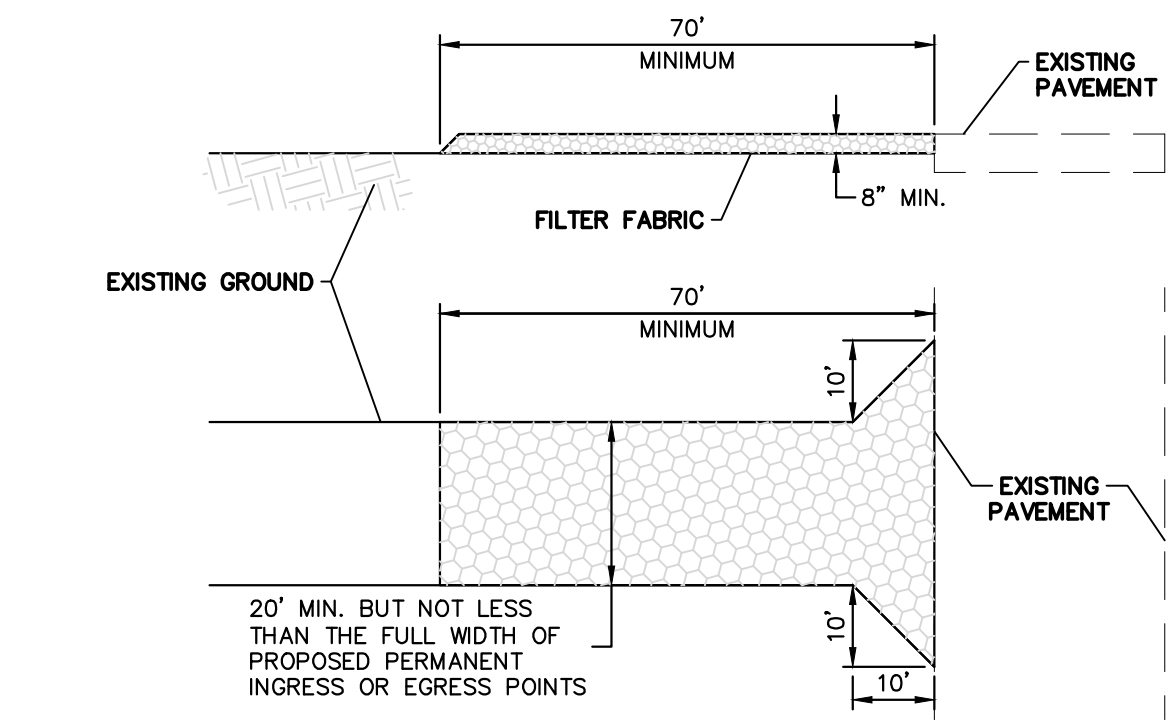
Prepared By:

Watsonmark Engineering Resources
2631 Ginger Woods Parkway, Aurora, IL 60502
(630) 375-1800 | watsonmark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2019
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PROJECT NO.: 19-063

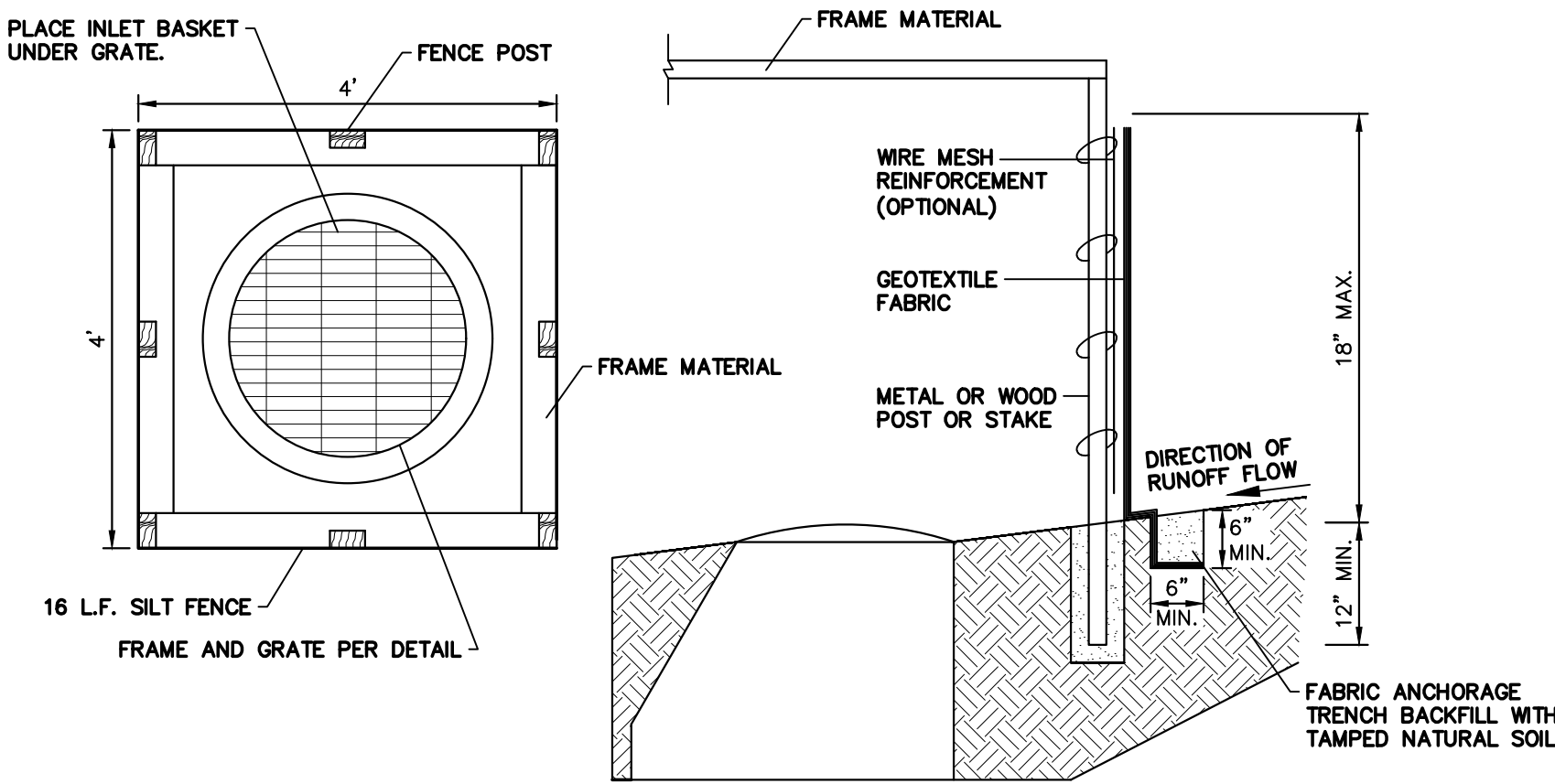
C-7

PHASE II SOIL EROSION CONTROL PLAN



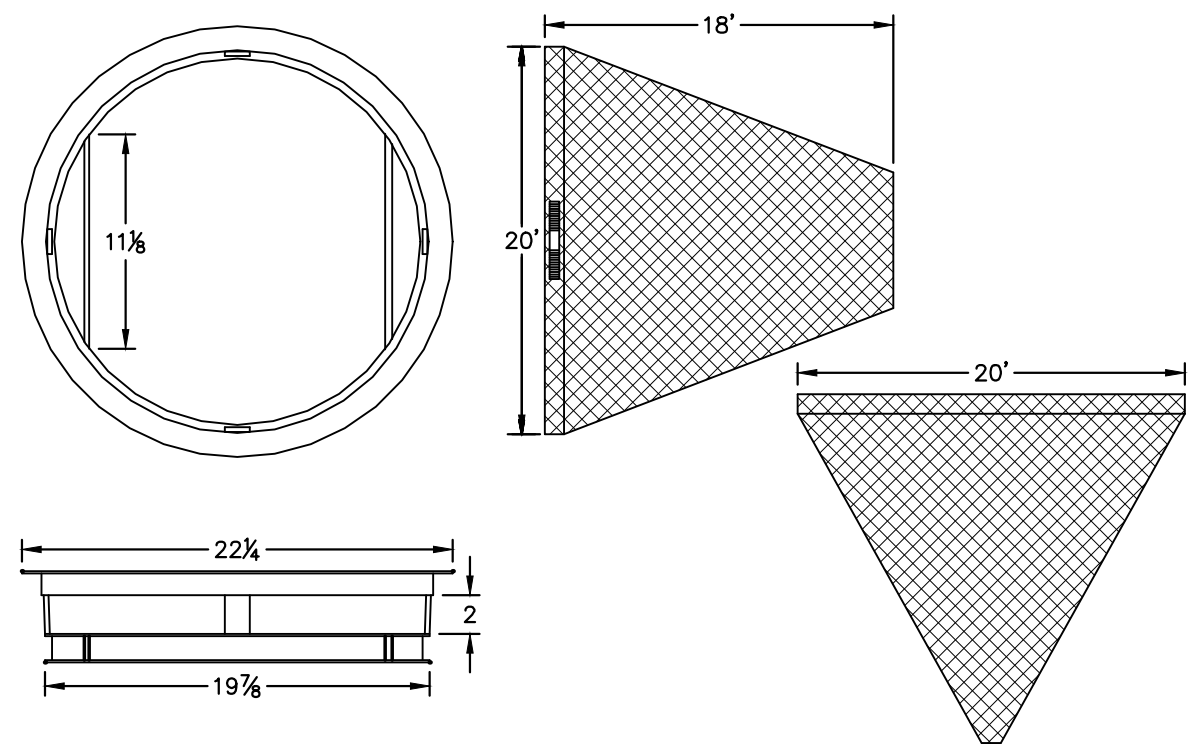
- NOTES:
- STONE SIZE – IDOT COARSE AGGREGATE GRADATIONS: CA-1, CA-2, CA-3 OR CA-4.
 - THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
 - FILTER FABRIC – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL CLASS I, II OR IV IN THE ILLINOIS URBAN MANUAL.
 - STONE PLACEMENT – THE STONES IN THE ENTRANCE SHALL BE PLACED ACCORDING TO ILLINOIS URBAN MANUAL CONSTRUCTION SPECIFICATION 25 (ROCKFILL). PLACEMENT WILL BE BY METHOD 1 AND COMPACTION WILL BE CLASS III.
 - MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, WATERCOURSES, OR SURFACE WATERS INCLUDING WETLANDS.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE



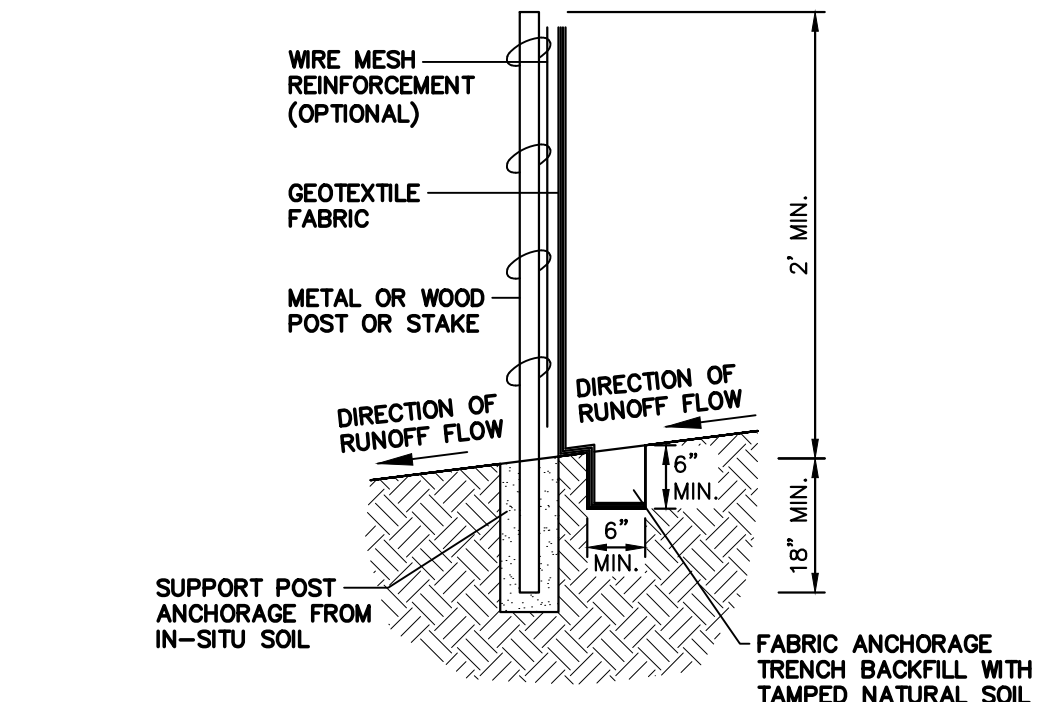
- NOTES:
- FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 - STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE.
 - GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE ILLINOIS URBAN MANUAL, CURRENT EDITION. THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
 - STAKES ARE TO BE PLACED A MAXIMUM OF 3 FEET APART.
 - JOINTS IN GEOTEXTILE FABRIC ARE TO BE MADE AT STAKES.

INLET PROTECTION

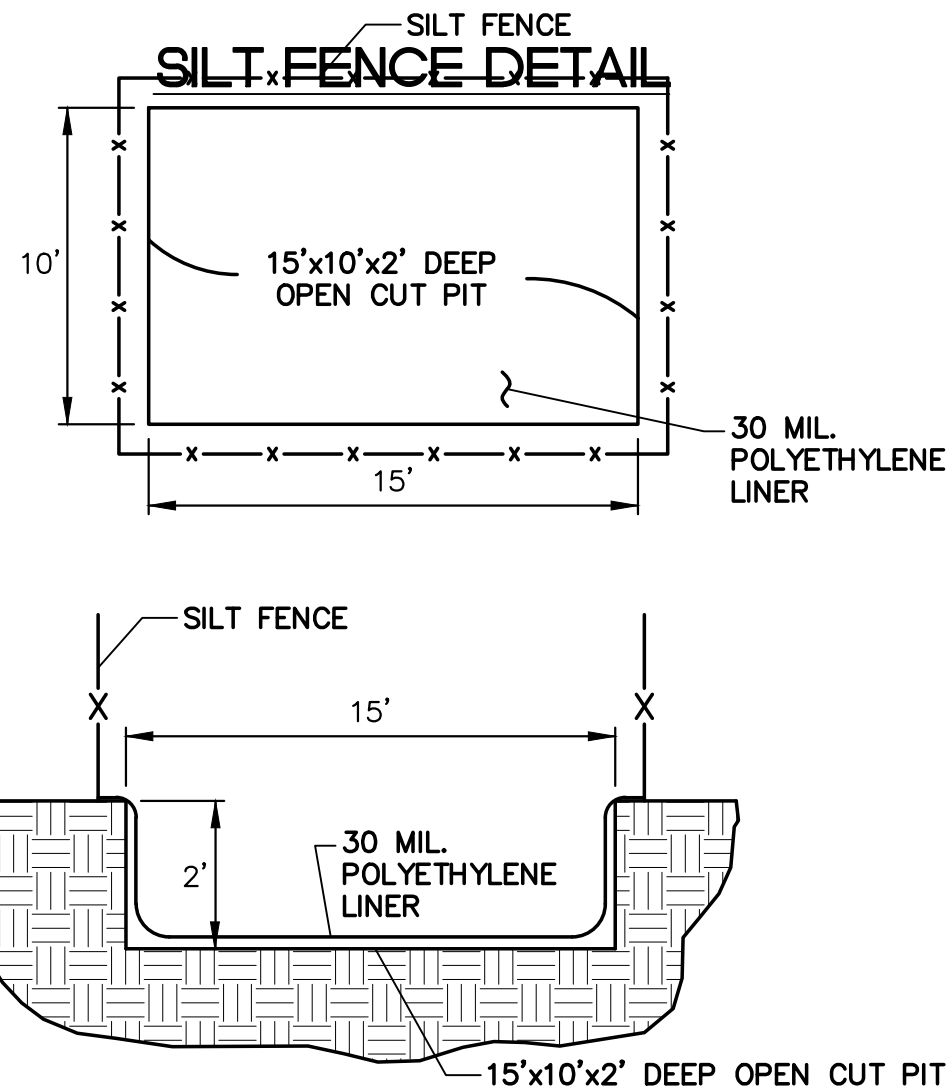


- NOTES:
- TOP FLANGE FABRICATED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE BASE RIM FABRICATED FROM 1 1/2" x 1/2" x 1/8" CHANNEL HANDLES AND SUSPENSION BRACKETS FABRICATED FROM 1 1/4" x 1/4" FLAT STOCK
 - ALL DOMESTIC STEEL IS TO CONFORM TO ASTM-A36.
 - SEDIMENT BAG IS TO BE FABRICATED FROM 4 OZ./SQ.YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH WITH A MINIMUM FLOW RATE OF 145 GAL./MIN./SQ. FT. BAG IS TO BE DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. BAG IS TO BE SECURED TO BASE RIM WITH A STAINLESS STEEL STRAP AND LOCK.

INLET BASKET FILTER FOR TYPE 1 INLETS



- NOTES:
- TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 - FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 - STEEL POSTS SHALL BE STANDARD T AND U SECTIONS WEIGHING NOT LESS THAN 1.33 POUNDS PER LINEAR FOOT OR OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE.
 - WIRE FENCE SHALL BE A MINIMUM 12 GAGE WIRE WITH A 6 INCH MAXIMUM OPENING.
 - GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
- MAINTENANCE NOTES:
- FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL GREATER THAN 1/2" AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
 - AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.



NOTE: OPTIONAL USE OF A PORTABLE CONCRETE WASHOUT CONTAINER IS ACCEPTABLE WITH 30 MIL. POLYETHYLENE LINER.

CONCRETE WASHOUT AREA DETAIL

PHASE 1 CONSTRUCTION SEQUENCE:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- CONSTRUCT THE SILT FENCES ON THE SITE.
- INSTALL INLET PROTECTION AROUND ALL EXISTING STORM SEWER STRUCTURES.
- CONSTRUCT THE SEDIMENTATION BASINS.
- CONSTRUCT DIVERSION DITCHES AND AGGREGATE DITCH CHECKS TO DIRECT WATER TO THE SEDIMENTATION BASINS.
- HOLD PRE-CONSTRUCTION MEETING TO DISCUSS THE STORM WATER POLLUTION PLAN WITH ENGINEER, ALL CONTRACTORS AND JURISDICTIONAL INSPECTION AGENCIES.
- CLEAR AND GRUB THE SITE.
- START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
- BEGIN MASS GRADING OPERATIONS FOR THE SITE.

PHASE II CONSTRUCTION SEQUENCE:

- TEMPORARILY SEED DENUDED AREAS.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL RIP RAP AROUND OUTLET STRUCTURES.
- INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- INSTALL INLET PROTECTION DEVICES.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

EROSION CONTROL

- CONTRACTOR IS TO FOLLOW THE REQUIREMENTS OF THE "ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" CURRENT EDITION AND THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).
- SOIL EROSION CONTROL SYSTEMS SHALL BE CONSTRUCTED AS SHOWN ON THE SOIL EROSION CONTROL PLANS AND/OR AS SPECIFIED BY THE DESIGN ENGINEER, VILLAGE ENGINEER, APPOINTED SWPPP INSPECTOR, OR MUNICIPAL INSPECTOR.
- PERIMETER EROSION BARRIER SHALL BE PLACED IN A MANNER THAT WILL INTERCEPT WATER BORNE SILT AND PREVENT IT FROM LEAVING THE AREA OF CONSTRUCTION. ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE WITH THE ENDS EXTENDING UPSLOPE. THE MAXIMUM SPACING OF POSTS SHALL BE 5 FEET. WHEN WIRE OR OTHER FORM OF APPROVED BACKING IS USED THE MAXIMUM SPACING MAY BE INCREASED TO 8 FEET. SPACING MAY NEED TO BE ADJUSTED SO THAT POSTS ARE LOCATED IN LOW AREAS WHERE WATER MAY POND. THE FILTER FABRIC AND WIRE SUPPORT, IF USED, MUST BE SECURELY FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST ONE INCH LONG OR TIE WIRES (10 GAGE MINIMUM). THE FABRIC SHALL NOT BE STAPLED OR WIRED TO THE WIRE SUPPORT OR TO EXISTING TREES. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 (GEOTEXTILE) TABLE 1 OR 2, CLASS I IN THE ILLINOIS URBAN MANUAL, CURRENT EDITION. THE FABRIC SHALL HAVE AN AOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN MATERIAL.
- INLET FILTERS SHALL BE CONSTRUCTED OF A REPLACEABLE REINFORCED FILTER BAG SUSPENDED FROM A RETAINER RING OR FRAME. INLET FILTER SYSTEMS SHALL BE THE CATCH-ALL WITH OVERFLOW, AS FURNISHED BY MARATHON MATERIALS INC., OR PRE-APPROVED EQUAL. CARE SHOULD BE TAKEN WHEN MAINTAINING OR REMOVING THIS FILTER FABRIC BAG TO NOT ALLOW THE PREVIOUSLY TRAPPED DEBRIS TO ENTER THE STORM SEWER SYSTEM.
- THE BED FOR RIP RAP SHALL BE TRIMMED AND SHAPED TO ALLOW THE FINISHED SURFACE TO CONFORM TO THE LINES SPECIFIED. AT THE TOE OF THE SLOPE, THE RIP RAP SHALL COMMENCE ON A CONTINUATION OF THE SLOPE AFTER EXCAVATION TO ACCOMMODATE THE FULL DEPTH OF FABRIC, BEDDING LAYER, AND RIP RAP SPECIFIED.
- FILTER FABRIC IS REQUIRED UNDER STONE RIP RAP GRADATION 4, 5, 6 AND 7 FOR ALL USES, AND UNDER CONCRETE BLOCK, BROKEN CONCRETE, AND STONE OR BROKEN CONCRETE DUMPED RIP RAP WHEN USED FOR SOIL EROSION PROTECTION.
- STREETS ARE TO BE CLEARED OF DEBRIS, AND SWEEP CLEAN OF SILT AND MUD DAILY.
- SOIL EROSION CONTROL MEASURES ARE TO BE CHECKED BY QUALIFIED PERSONNEL AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL AND REPAIRED IF NECESSARY.
- ALL EROSION CONTROL PROTECTION SHALL BE KEPT IN PLACE UNTIL THE GROUND HAS BEEN STABILIZED AND THE PAVEMENT HAS BEEN INSTALLED.
- ANY DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE STOPPED (PERMANENTLY OR TEMPORARILY) FOR 7 DAYS, MUST BE STABILIZED IN ACCORDANCE WITH NPDES REQUIREMENTS.
- BUILT UP SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE- THIRD THE HEIGHT OF THE FENCE.
- SILT FENCES SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, ETC., TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND THAT THE FENCE POSTS ARE SECURELY IN THE GROUND.
- THE SEDIMENT BASIN, IF PRESENT, SHALL BE INSPECTED FOR DEPTH OF SEDIMENT AT LEAST ONCE A WEEK. BUILD UP SEDIMENT SHALL BE REMOVED WHEN IT REACHES 25 PERCENT OF THE DESIGN CAPACITY.
- CONTRACTOR TO COMPLY WITH FINAL STABILIZATION AND TERMINATION REQUIREMENTS OF THE SWPPP.
- AT A MINIMUM, SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PHASE I AND PHASE II SOIL EROSION CONTROL PLANS. THEY SHALL ALSO BE INSTALLED ANYWHERE THAT THEY ARE NEEDED DURING CONSTRUCTION IN ORDER TO PREVENT EROSION AND SEDIMENT FROM BEING CARRIED DOWN STREAM. THIS IS THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INSTALLED, RELOCATED, MAINTAINED, ETC. AS DIRECTED BY THE APPOINTED SWPPP INSPECTOR. EROSION CONTROL INSTALLATION AND MAINTENANCE IS TO BE A PART OF THE CONTRACT AND IS NOT AN EXTRA TO THE OWNER.

SOIL PROTECTION CHART

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING												
SODDING												
TEMPORARY SEEDING												
MULCHING												

- NOTES:
- PERMANENT VEGETATION SHALL BE PLANTED ACCORDING TO THE APPROVED LANDSCAPE PLAN AND SHALL FOLLOW ILLINOIS URBAN MANUAL PRACTICE STANDARD 880 FOR PERMANENT SEEDING AND 925 FOR SODDING AT A MINIMUM.
 - TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 965. THIS PRACTICE APPLIES TO ALL CLEARED, UNVEGETATED, OR SPARSELY VEGETATED SOIL SURFACES WHERE VEGETATIVE COVER IS NEEDED FOR LESS THAN 1 YEAR.
 - WHERE THE PH OF THE SOIL IS BELOW 5.5, APPLY ONE AND ONE HALF TO TWO TONS PER ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, LIMING WILL NOT BE REQUIRED.
 - APPLY 500 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT. INCORPORATE LIME AND FERTILIZER INTO THE TOP 2-4 INCHES OF SOIL. IF THE SEEDING PERIOD IS LESS THAN 30 DAYS, FERTILIZER WILL NOT BE REQUIRED.
 - PREPARE A TOPSOIL SEEDBED OF LOOSE SOIL TO A DEPTH OF 3 TO 4 INCHES. IF RECENT TILLAGE OR GRADING OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL TILLAGE OR ROUGHENING MAY NOT BE REQUIRED EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.
 - SEED SHALL BE EVENLY APPLIED WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. SMALL GRAINS SHALL BE PLANTED NO MORE THAN ONE INCH DEEP. GRASSES SHALL BE PLANTED NO MORE THAN ONE HALF INCH DEEP.
 - COVER BROADCAST SEEDINGS BY CULTIPACKING, DRAGGING A HARROW, OR RAKING.
 - OATS SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO JULY 1.
 - CEREAL RYE SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 - WHEAT SHALL BE APPLIED AT 90 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 - PERENNIAL RYE GRASS SHALL BE APPLIED AT 25 LBS PER ACRE AND SHALL ONLY BE APPLIED EARLY SPRING TO SEPTEMBER 30.
 - TEMPORARY MULCHES ARE TO BE APPLIED TO:
 - AREAS THAT HAVE BEEN SEEDED TO PROVIDE A TEMPORARY OR PERMANENT SEEDING;
 - AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON OF THE YEAR AND NEED FOR SOIL SURFACE PROTECTION;
 - FOR MUD AND DUST CONTROL;
 - PROVIDE PROTECTION DURING PERIODS WHEN CONSTRUCTION OR SEEDING CANNOT BE DONE; AND SHALL BE CONSTRUCTED ACCORDING TO THE ILLINOIS URBAN MANUAL PRACTICE STANDARD 875.

DATE	REVISIONS	NO.
10/4/19	NONE	1
12/13/19	NONE	2
03/17/2020	NONE	3
02/17/2020	NONE	4
02/28/2020	NONE	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

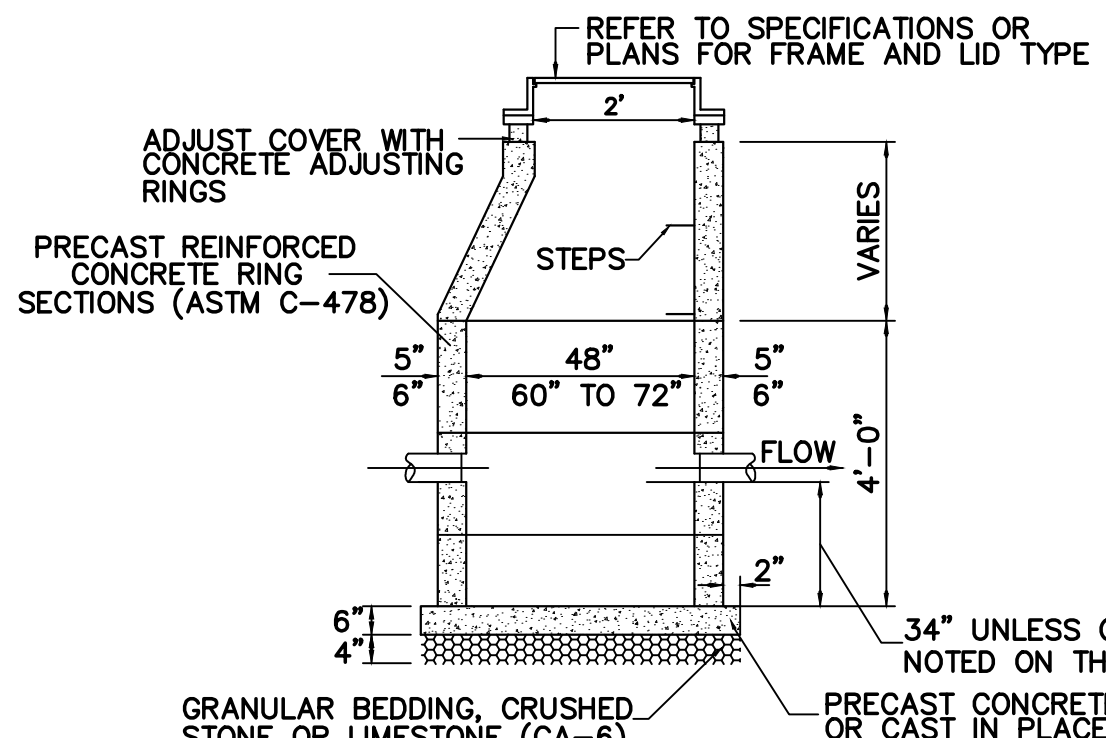
Prepared By:

Mat & rmark
Engineering
RESOURCES
2831 Glasgow Woods Parkway, Suite 600
(830) 375-1800 | watermark-engineering.com

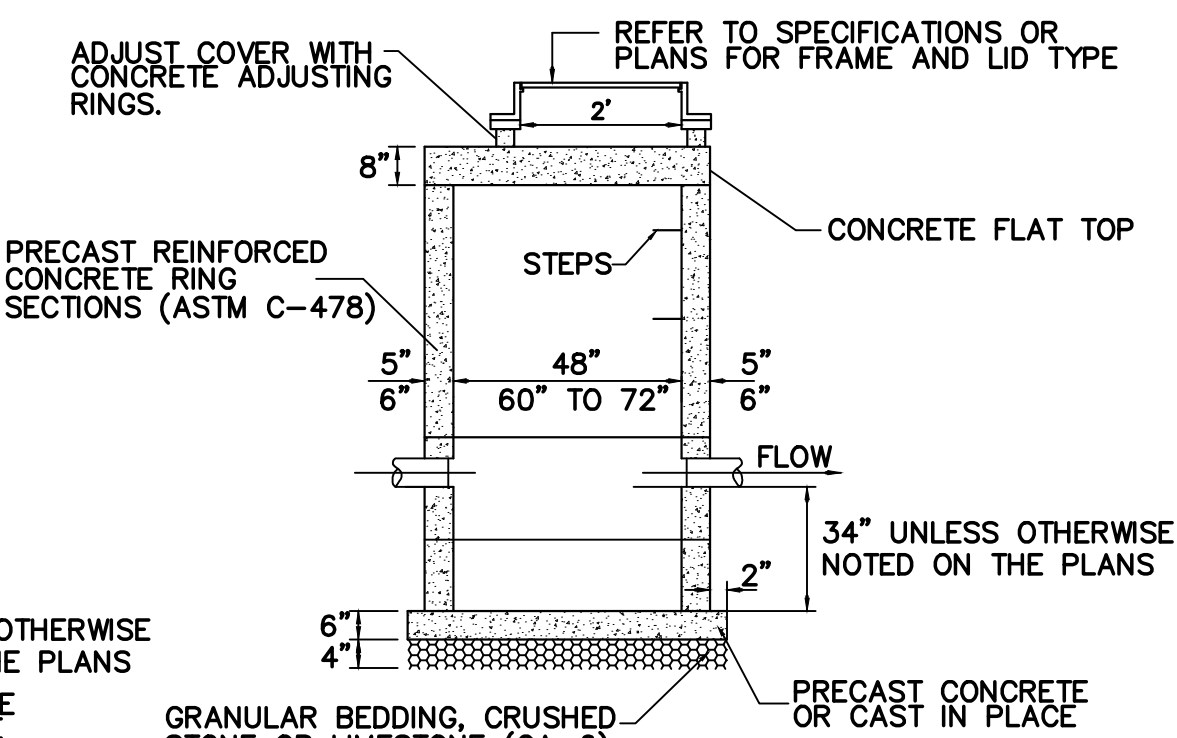
CHECKED BY: J. MILLER	DESIGN BY: S. SINAK	DRAWN BY: S. SINAK	DATE: SEPTEMBER 13, 2019	SCALE: NONE	PROJECT NO.: 19-063
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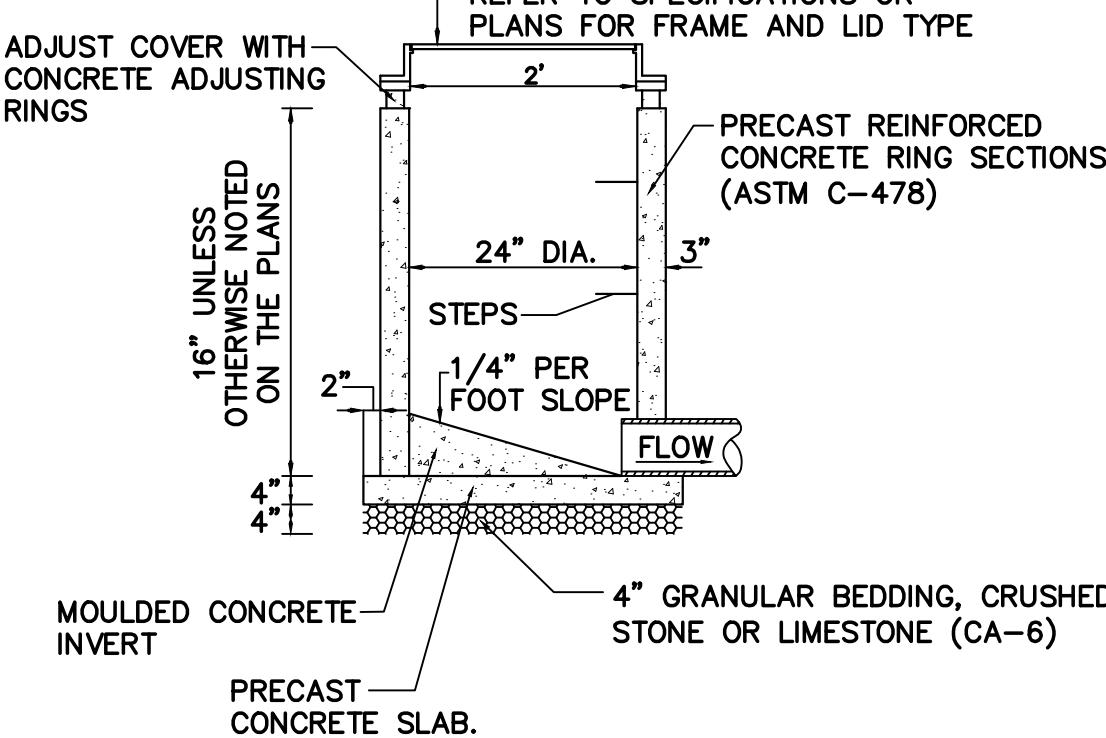
SOIL EROSION CONTROL DETAILS AND SPECS



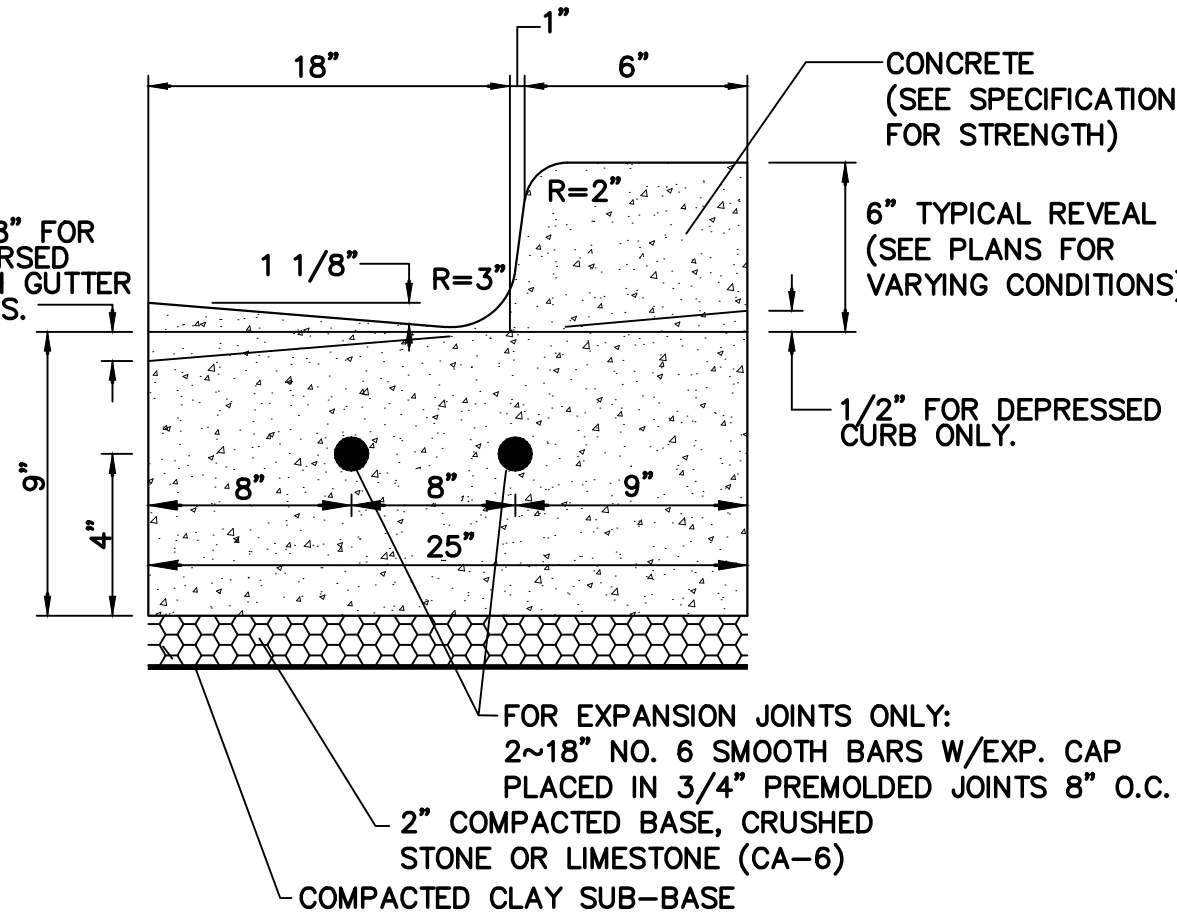
CATCHBASIN 48" TO 72" (I.D.O.T TYPE "A")



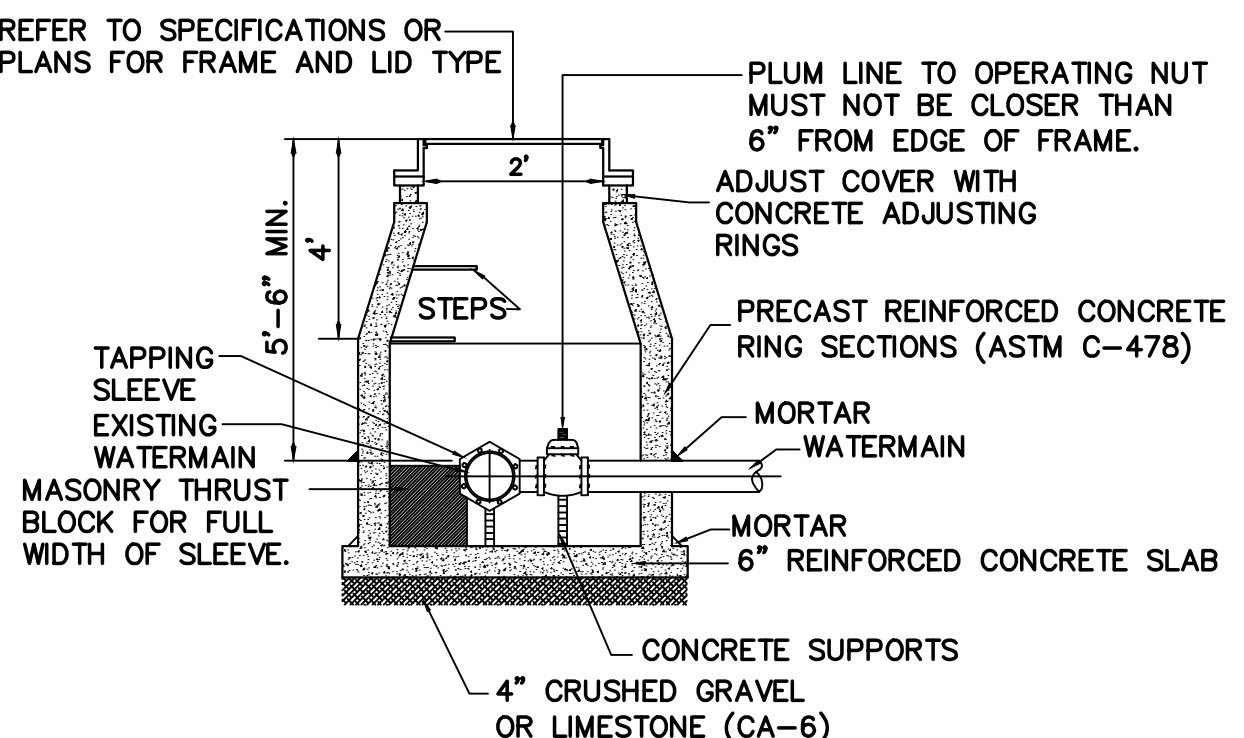
CATCHBASIN 48" TO 72" (FLAT TOP)



24" INLET (I.D.O.T TYPE "A")

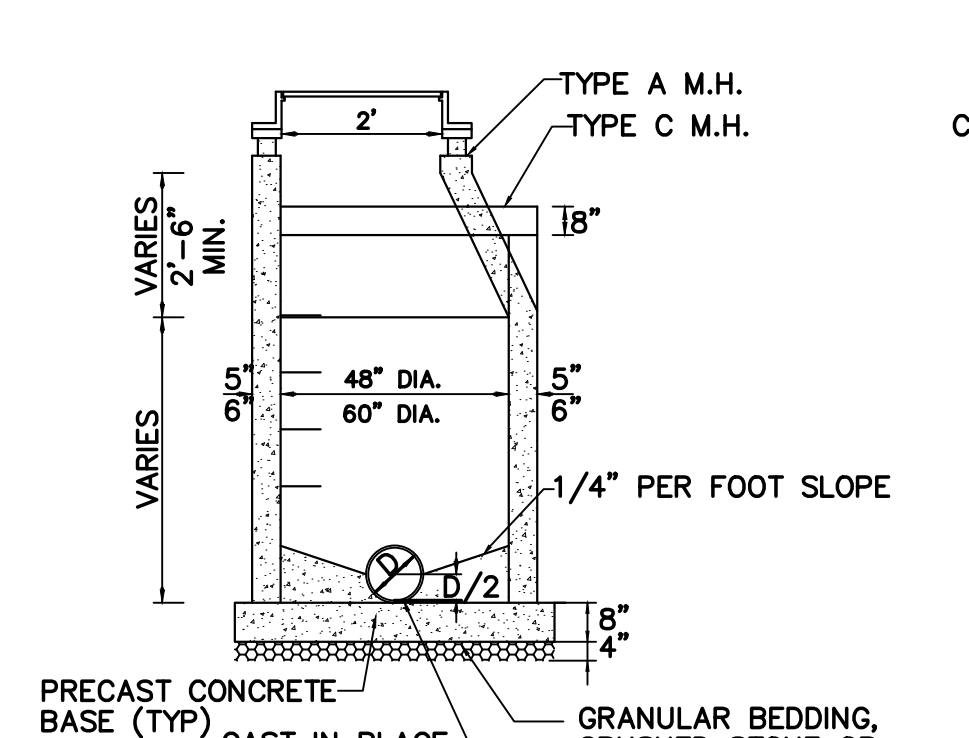


B-6.18 CURB AND GUTTER



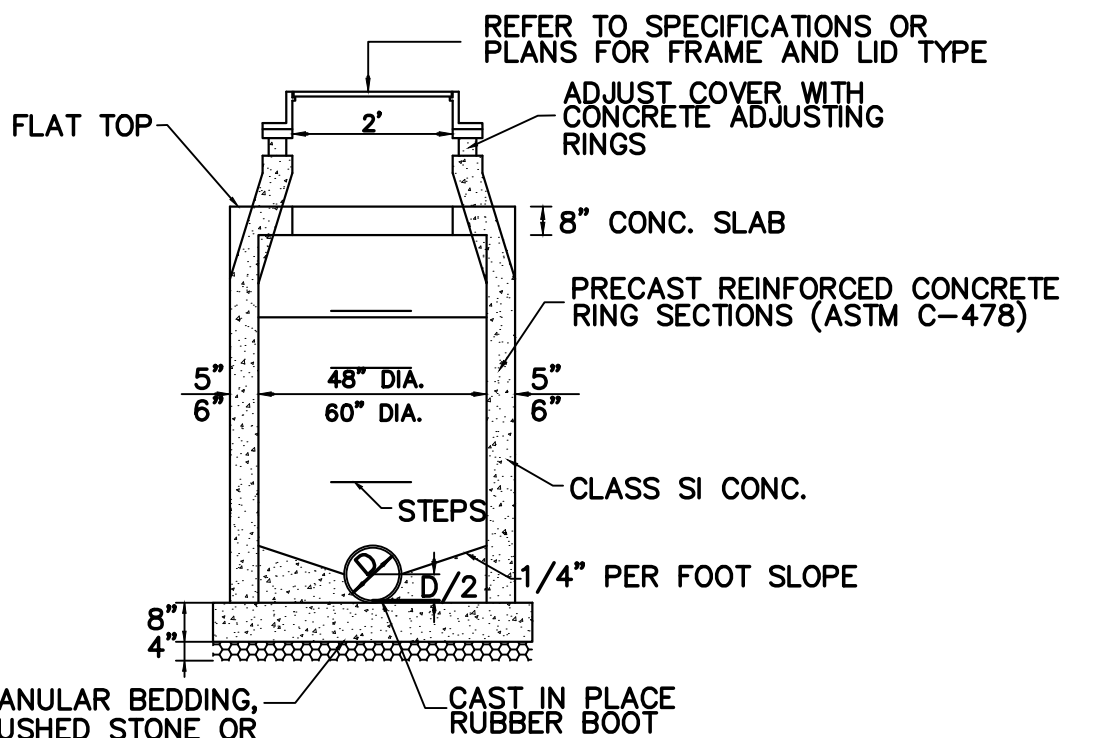
PRESSURE CONNECTION

- NOTES:
- 60" MINIMUM DIAMETER FOR ALL PRESSURE CONNECTIONS.
 - PIPE OPENINGS TO BE CAST INTO WALL.



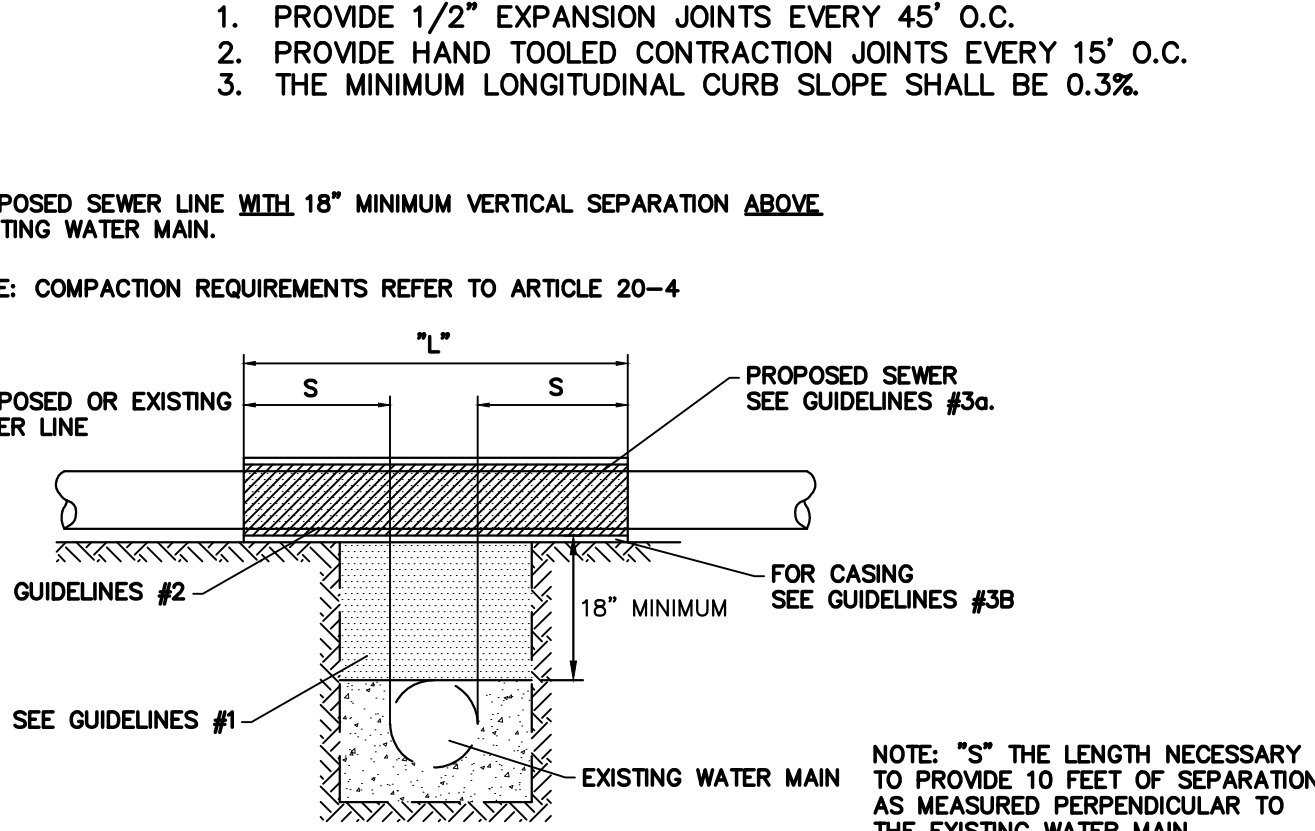
SANITARY MANHOLE (IEPA TYPES A AND C)

- NOTES:
- PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
 - USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
 - OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.



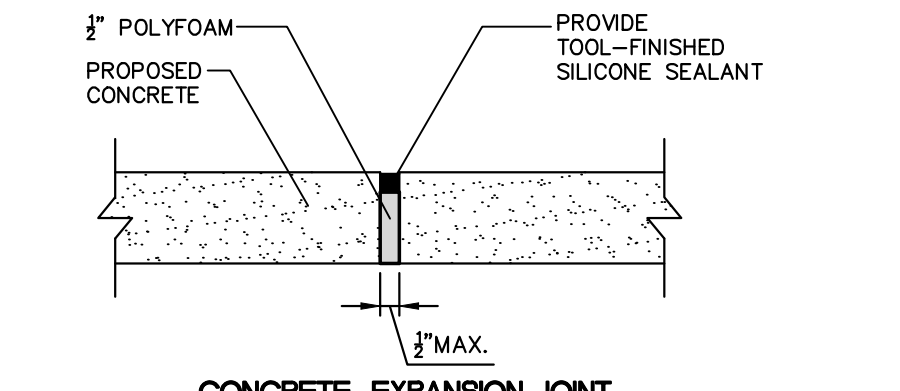
SANITARY MANHOLE (CONCENTRIC)

- NOTES:
- PROVIDE EXTERNAL CHIMNEY SEAL ON ALL SANITARY MANHOLES.
 - USE TYPE A UNLESS SPECIFIED IN SEWER CALLOUT.
 - OUTSIDE OF SANITARY MANHOLE SHALL BE MOISTURE PROOFED WITH TWO COATS OF BITUMINOUS MATERIAL.

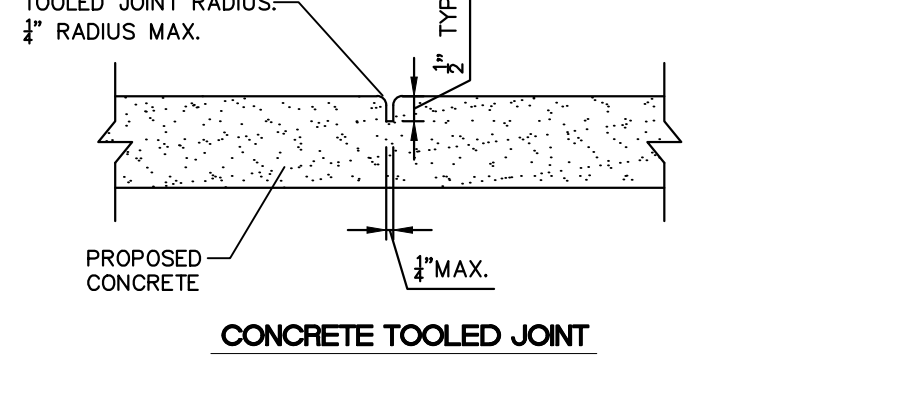


WATER AND SEWER SEPARATION REQUIREMENTS VERTICAL SEPARATION

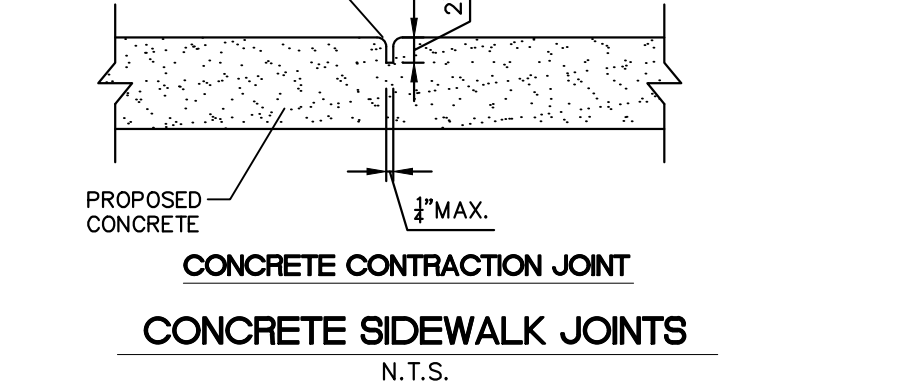
- GUIDELINES:
- IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
 - OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
 - A) CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
B) USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.



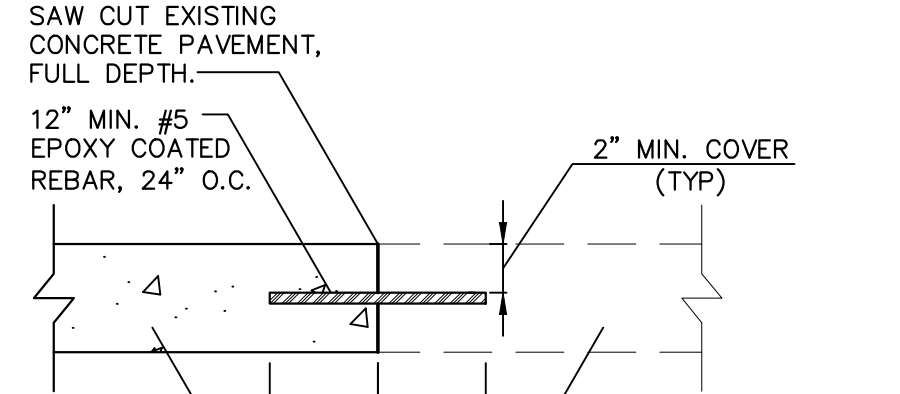
CONCRETE EXPANSION JOINT



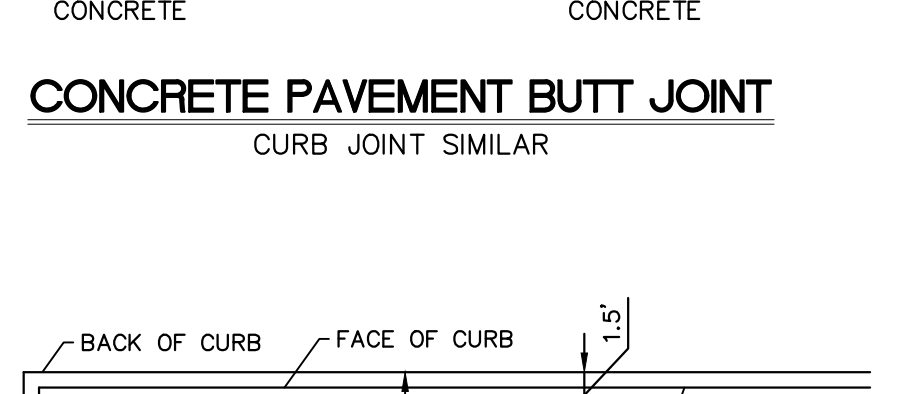
CONCRETE TOOLED JOINT



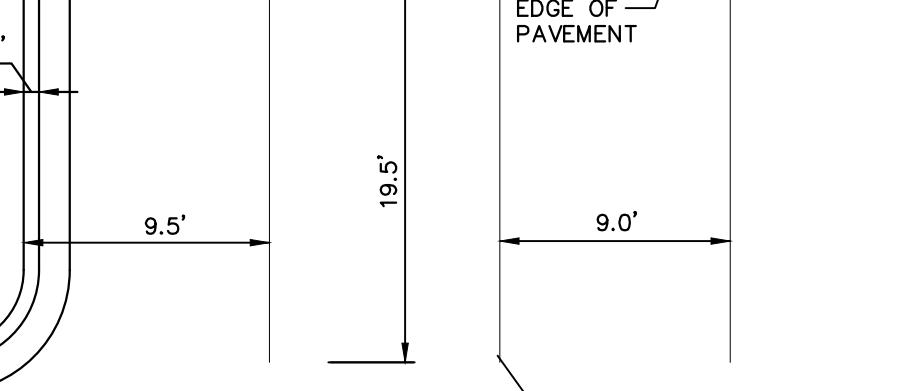
CONCRETE CONTRACTION JOINT



CONCRETE SIDEWALK JOINTS

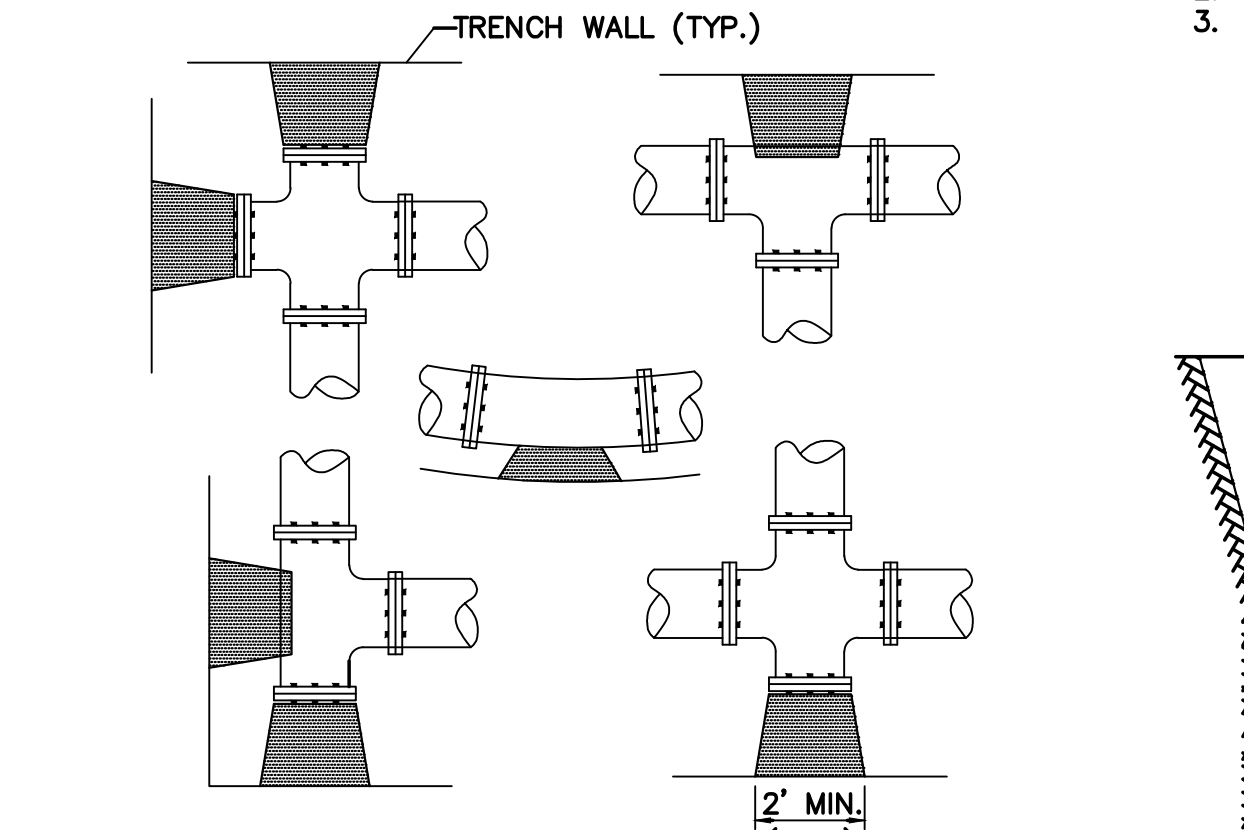


CONCRETE PAVEMENT BUTT JOINT



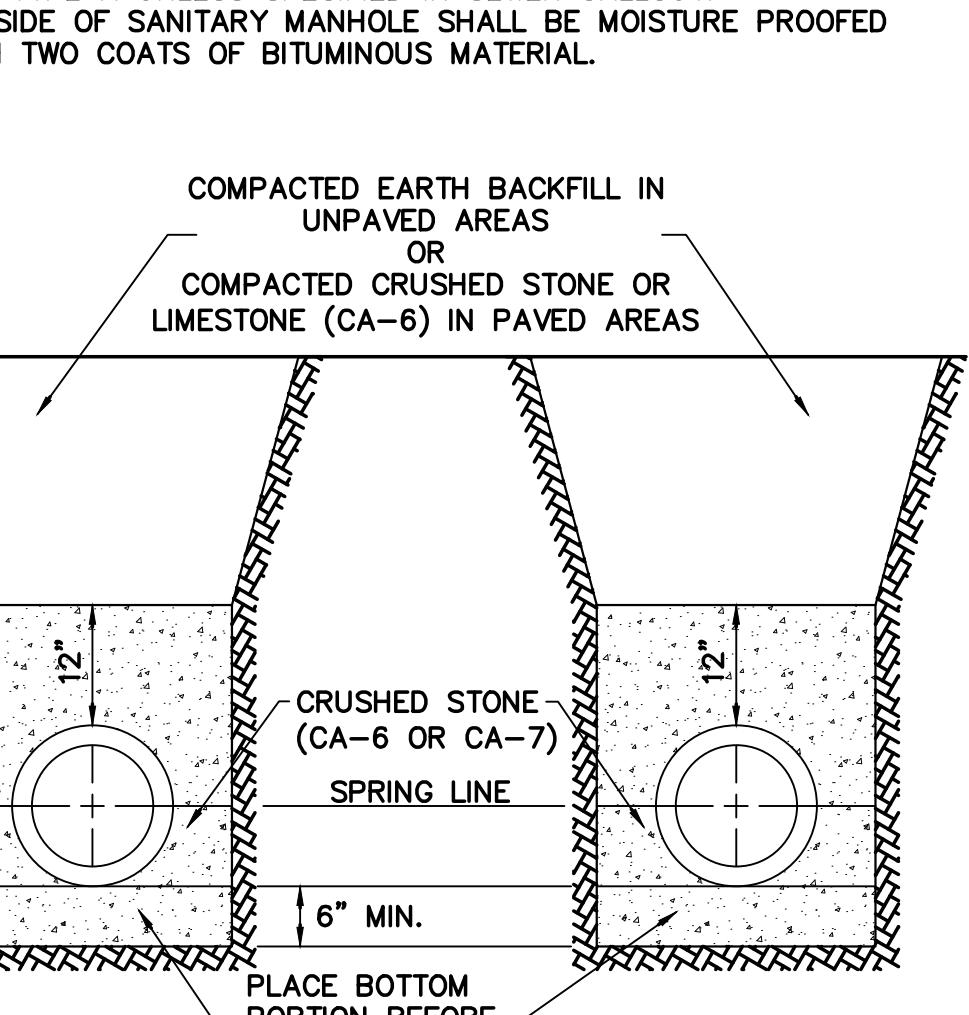
PARKING STALLS WITH CURB AND GUTTER (TYP.)

- NOTES:
- PARKING STALLS ARE 9' APART, STARTING FROM FACE OF CURB TO PAINTED STRIPE.
 - FACE OF CURB DIMENSION IS 6" FROM BACK OF CURB. THE EDGE OF PAVEMENT IS 12" FROM FACE OF CURB.



THRUST BLOCK INSTALLATION

- NOTES:
- ALL BLOCKS SHALL BE WITH POURED CONCRETE AGAINST UNDISTURBED EARTH.
 - AREA OF UNDISTURBED EARTH SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS AND THE SOILS ENGINEER'S INSTRUCTIONS.

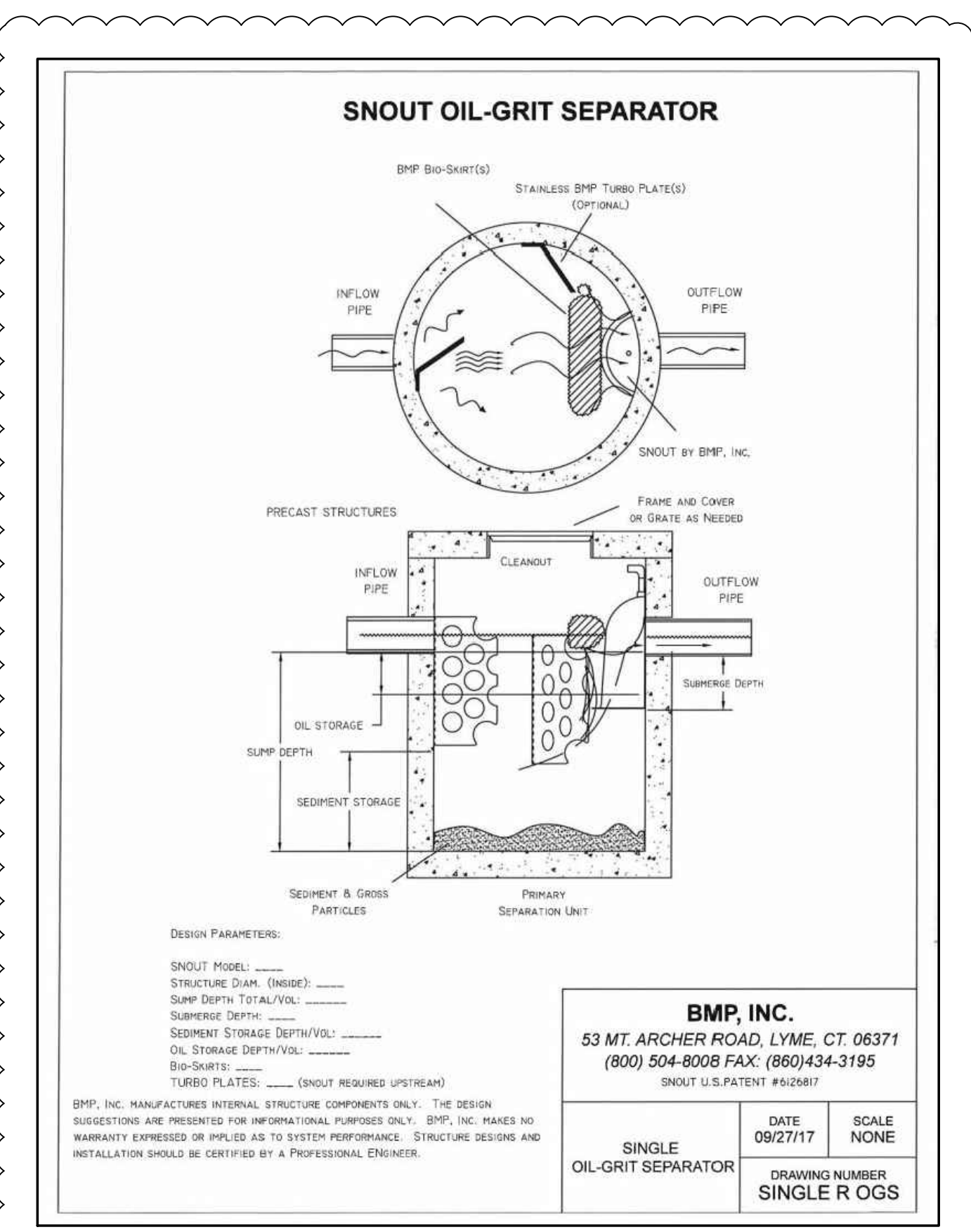


TRENCH DETAIL

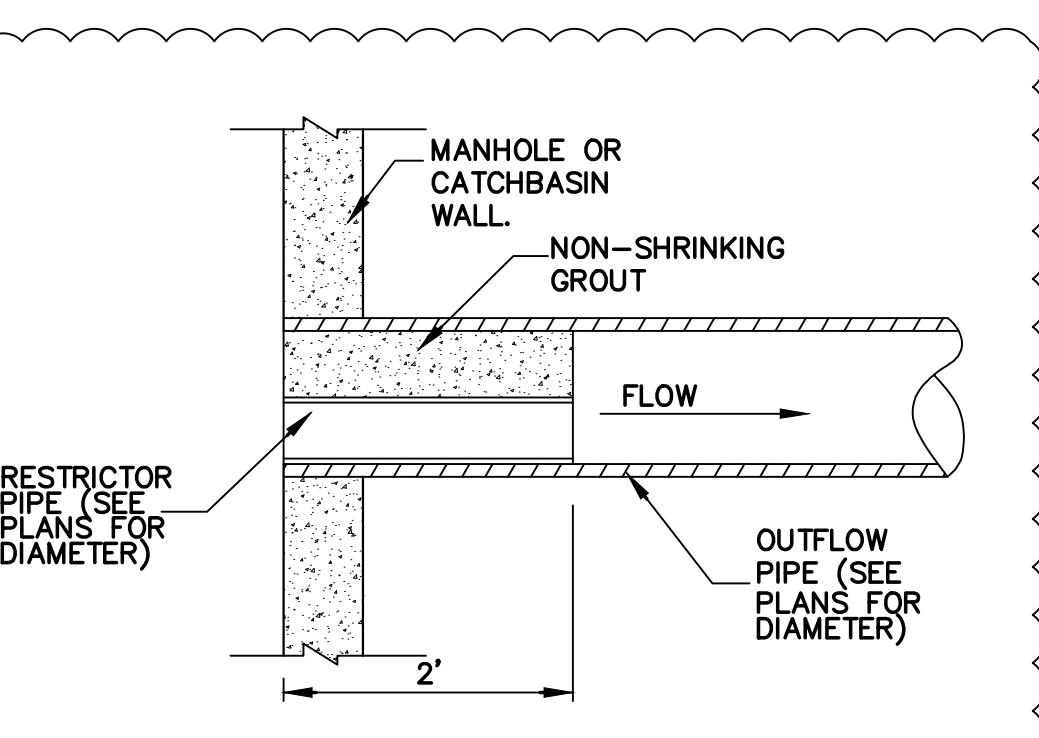
- CLASS 1A (FLEXIBLE PIPE, ASTM 2321-89) TYPE B (RIGID PIPE)

- NOTES:
- GRANULAR BEDDING IS NOT REQUIRED FOR WATER MAIN; HOWEVER, SOIL BASE BEDDING MUST BE COMPACTED AND STABLE MATERIAL.
 - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION.
 - MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE FOR ALL CLASSES IS TO BE 4/3 INTERNAL DIAMETER PLUS 10" UNLESS SHEETING IS USED.
 - MINIMUM COVER FOR PVC, HDPE, AND CMP IS 12" FROM THE TOP OF THE PIPE TO THE BOTTOM OF ASPHALT/TO BOTTOM OF CONCRETE PAVEMENT, OR TO FINISHED GRADE ELEVATION IN LANDSCAPED AREAS.
 - TRENCH BACKFILL MUST BE WELL SPADED ON BOTH SIDES OF PIPE.
 - TRENCH BACKFILL AND BEDDING MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD LABORATORY DENSITY PER ASTM D698.

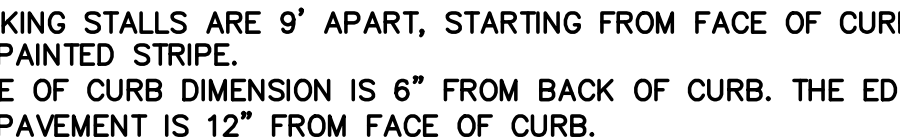
TRENCH DETAIL



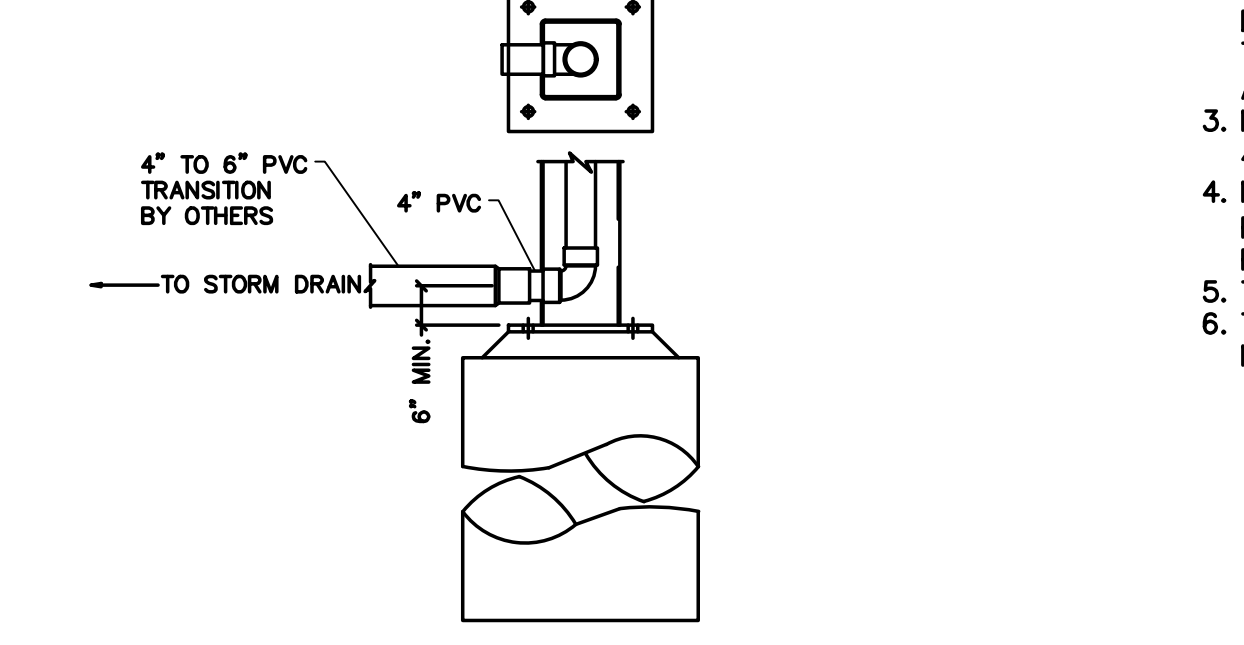
SNOUT OIL-GRIT SEPARATOR



2' LONG GROUTED RESTRICTOR



STORM SEWER WYE CONNECTION



CANOPY COLUMN CONNECTION

DATE	REVISIONS	NO.	Prepared For:
10/1/19	PER CLIENT REVIEW	1	Vequity 400 N. State Street, Suite 400 Chicago, IL 60654 PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067
12/13/19	NONE	2	
03/17/2020	NONE	3	
02/17/2020	PER VILLAGE REVIEW LETTER DATED 2/17/2020	4	
02/28/2020	NONE	5	
Prepared By:			Natmark Engineering Resources 2831 Glacier Woods Parkway, Suite 6002 (830) 375-1800 natmark-engineering.com
Checked By: J. MILLER			
Design By: S. SINAK			
Drawn By: S. SINAK			
Date: SEPTEMBER 13, 2019			
Scale: NONE			PROJECT NO.: 19-063
PROJECT DETAILS			
C-9			PROJECT DETAILS
PROJECT DETAILS			

Attachment: EXHBIT - Final Engineering Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)

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PROJECT SPECIFICATIONS

1. CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY ANY OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
11. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE IN SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN TILES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OR REROUTED TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
19. FRAMES SHALL BE SET WITH EZ STIK8 (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.
20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN BROUGHT TOGETHER.
21. STEPS IN STRUCTURES SHALL BE MADE OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC., OR APPROVED EQUAL. STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

GRADING

1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT REROUTED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
4. THE SUB-BASE BELOW STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL RUTS, PUMPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OR MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR DISOING AND DRYING TO NEAR OPTIMUM MOISTURE SO SOIL CAN BE PROPERLY COMPACTED. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
5. ALL FILLS SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
6. EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
7. PROVIDE TOPSOIL RESPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
- A. 4" MINIMUM IN GRASS OR SOD AREAS.
- B. 6" MINIMUM IN PLANTING AREAS.
- C. 12" MINIMUM IN LANDSCAPE ISLANDS.
8. ALL TOPSOIL TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
9. ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

SANITARY SEWER SPECIFICATIONS

1. ALL SANITARY SEWER PIPE SHALL BE D.I.P., MIN. CLASS 52, CONFORMING TO ANSI A-21.51 WITH ANSI A-21.11 JOINTS WITH POLYWRAP PER SECTION 10-5A-2-3.; OR P.V.C. PIPE CONFORMING TO ASTM D-3034 SPECIFICATIONS, SDR26 WALL THICKNESS AND ASTM D-3212 GASKET TYPE JOINTS OR ASTM D-2855 SOLVENT WELDED JOINTS.
2. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD D 1784 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.
3. DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTERNAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:
- AVG ID = AVG OD - 2(1.06)T
- TOLERANCE PACKAGE = (A*2 + B*2 + C*2)*(1/2)
- WHERE:
- A = OD TOLERANCE (ASTM D-3034)
- B = EXCESS WALL THICKNESS TOLERANCE = 0.06T
- C = OUT-OF-ROUNDNESS TOLERANCE = 0.015 (AVG OD)
- T = MINIMUM WALL THICKNESS (ASTM D-3034)
- BASE ID = AVG ID - TOLERANCE PACKAGE
- DEFLECTION OF COMPOSITE PIPE ("TRUSS" PIPE) SHALL NOT EXCEED 3.0% OF THE AVERAGE INSIDE DIAMETER (ID) OF THE PIPE IN ACCORDANCE WITH ASTM D-2680. THE PIPE LINE SHALL BE TESTED FOR EXCESS DEFLECTING BY PULLING A "GO - NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH SECTION 31-1.11C (4), AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHENEVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES. WHERE THE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER) THE LINE SHALL BE REPLACED.
4. INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER TWENTY-FOUR (24) HOURS PER MILE PER INCH-DIAMETER OF THE SEWER PIPE, FOR ANY SECTION OF THE SYSTEM AND AT ANY TIME DURING ITS SERVICE LIFE. TESTING IS REQUIRED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
5. LEAKAGE TESTING FOR MANHOLES FOR WATER TIGHTNESS SHALL BE DONE IN ACCORDANCE WITH ASTM C969-94---"STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) OR ASTM C1244-93 "STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY THE NEGATIVE PRESSURE (VACUUM) TEST", VOL. 04.05, CHEMICAL RESISTANT MATERIALS, VITRIFIED CLAY, CONCRETE, FIBER-CEMENT PRODUCTS; MORTARS; MASONRY (1996)(NO LATER EDITIONS OR AMENDMENTS) PRIOR TO PLACING INTO SERVICE.
6. ALL STRUCTURE LIDS SHALL BE IMPRINTED "SANITARY".
7. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
8. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
9. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANY PIPE.
10. FOR A DROP CONNECTION, THE DIAMETER OF THE DROP PIPE SHALL PREFERABLY BE LARGER THAN, OR OF THE SAME DIAMETER AS, THE ENTERING SEWER. THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE SMALLER THAN THE DIAMETER OF THE ENTERING SEWER BY MORE THAN TWO NOMINAL DIAMETERS, PROVIDED THAT THE MINIMUM DIAMETER OF THE DROP PIPE SHALL NOT BE LESS THAN EIGHT INCHES (8").
11. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
12. ALL SANITARY SEWER BEDDING SHALL BE IN ACCORDANCE WITH THE TRENCH DETAIL AS INCLUDED IN THE PLANS.
13. THE CURB SHALL BE STAMPED "S" FOR ALL SANITARY SEWER CROSSINGS.

PAVEMENT

1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; DESIGN MANUAL, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL BASE COURSE AND SUB-BASE AREAS SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER I.D.O.T. SECTION 301. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-BASE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
3. ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE TOOL FINISHED.
5. BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40°F AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45°F AND RISING.
6. ALL PROPOSED PAVEMENT, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.05' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
7. PRIOR TO SEAL COATING, ALL ASPHALT AREAS ARE TO BE CLEAN AND DRY. ALL LOOSE MATERIALS ARE TO BE REMOVED. ALL GREASE TO BE REMOVED. ALL CRACKS ARE TO BE FILLED PER IDOT STANDARDS. ALL PAINTED STRIPING TO BE MODIFIED SHALL BE "BLACKED OUT" WITH BLACK PAINT (1 COAT MINIMUM, 2 COATS IF NECESSARY), ALLOWED TO THOROUGHLY DRY PER PAINT MANUFACTURER, PRIOR TO SEAL COATING. ALL AREAS THAT ARE ADJACENT TO THE SEAL COATED AREA ARE TO BE MASKED (I.E. SIDEWALKS, CONCRETE SURFACES, BRICK SURFACES, GUTTERS, CATCHBASINS/INLETS, ETC.) PRIOR TO SEAL COATING TO BE APPLIED. AIR TEMPERATURE TO BE 50°F AND RISING. APPLICATION RATE TO BE SUCH THAT ALL SURFACES OF THE ASPHALT BEING COATED IS THOROUGHLY COVERED IN ONE COAT. SPRAYING IS NOT ALLOWED. ALL SEAL COATING SHOULD BE APPLIED BY SQUEEGEE OR BRUSHES. THE BITUMINOUS SEAL COATING MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS AND SHOULD BE ALLOWED TO DRY AT LEAST 18 HOURS PRIOR TO VEHICULAR USE. CRACK FILLER AND SEAL COATING MATERIALS ARE TO BE FREE OF COAL TAR.

WATER MAIN SPECIFICATIONS

1. HORIZONTAL SEPARATION
- A. WATER MAINS AND SEWERS: WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
- B. WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE OR SEWER SERVICE CONNECTION WHEN:
- i) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
- ii) THE WATER MAIN INVERT IS AT LEAST EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE SEWER; AND
- ii) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
- C. BOTH THE WATER MAIN AND SEWER PIPE SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE IRON PIPE, PRESSURE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC SDR18 PIPE WITH AWWA C-900 JOINTS, MEETING THE REQUIREMENTS OF SECTION 653.111 OF THE IEPA'S TITLE 35 SUBTITLE F, WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
2. VERTICAL SEPARATION
- A. A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN INCHES (18") ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
- B. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF PUSH JOINT OR MECHANICAL JOINT DUCTILE PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE MEETING THE REQUIREMENTS OF SECTION 635.111 OF THE IEPA'S TITLE F, SUBTITLE F, AND CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER DRAIN LINE IS AT LEAST TEN FEET (10') WHEN:
- i) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
- ii) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
- C. A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
3. WATER MAINS AND SERVICES SHALL BE CONSTRUCTED SO THAT THE MINIMUM DEPTH IS FIVE AND ONE HALF FEET (5 1/2) MEASURED FROM FINISHED GRADE TO THE TOP OF THE PIPE, UNLESS OTHERWISE SPECIFIED AND/OR APPROVED BY THE REVIEW ENGINEER.
4. ALL WATER MAIN FITTINGS MAY OR MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE WATER MAIN ITSELF FOR BIDDING PURPOSES. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 CEMENT LINED CONFORMING TO ANSI A-21.51 OR AWWA C151, CLASS 2 (52) THICKNESS DESIGNATION WITH ANSI A-21.11 JOINTS, OR TYPE "K" COPPER PIPE WITH SWEATED JOINTS. CASTING, MARKING, TESTING, ETC., SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE ANSI OR AWWA STANDARDS. (1976 CODE §16-146.21). ALL CAST IRON FITTINGS SHALL CONFORM TO THE LATEST ANSI SPECIFICATIONS A21.10 FOR SHORT BODY, CAST IRON FITTINGS TWELVE INCHES (12") AND LESS, AND AWWA C110 FOR FITTINGS FOURTEEN INCHES (14") AND LARGER. LINING OR OTHER SPECIAL ITEMS SHALL BE SPECIFIED IN SPECIAL PROVISIONS. (1976 CODE §16-146.23)
5. UTILIZE NITRILE GASKETS FOR THE WATERMAIN.
6. FIRE HYDRANTS SHALL MEET AWWA C-502 AND BE TRAVERSE CITY IRON WORKS, EAST JORDAN 5 BR. OR APPROVED EQUAL, WITH FIVE AND ONE QUARTER INCH (5 1/4")VALVE OPENING, TWO TWO AND ONE HALF INCH (2 1/2") HOSE NOZZLES AND ONE FIVE INCH (5") PUMPER NOZZLE, FIRE HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY RESILIENT SEAL GATE VALVE COMPLETE WITH ROADWAY BOX, TYLER, 6850 SERIES, ITEM 668-S. FIRE HYDRANTS MUST HAVE THEIR DISCHARGE AT LEAST 18 INCHES BUT NOT MORE THAN TWENTY-FOUR INCHES (24") FROM THE SURFACE OF THE ADJACENT GROUND.
7. HYDRANTS SHALL BE INSTALLED NO CLOSER THAN THREE FEET (3') NOR FURTHER THAN EIGHT FEET (8') FROM THE BACK OF CURB OR EDGE OF PAVEMENT TO THE FIVE INCH (5") STEAMER NUT. NO BARRIERS, TREES, SHRUBS, WALLS OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT SHALL BE INSTALLED, MAINTAINED, CONSTRUCTED, OR ENLARGED, WITHIN FORTY-EIGHT INCHES (48") OF A HYDRANT.
8. ALL STRUCTURE LIDS SHALL BE IMPRINTED "WATER".
9. ALL WATERTIGHT FRAMES AND LIDS SHALL BE NEENAH R-1916-C. ALL OTHER FRAMES AND LIDS SHALL BE NEENAH R-1550-A WITH A CONCEALED PICK HOLE.
10. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
11. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF, OR EXTENSIONS TO EXISTING MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN FIFTY (50) mg/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAN TWENTY-FIVE (25) mg/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE.
12. THE CURB SHALL BE STAMPED WITH A "W" FOR ALL WATER SERVICE CROSSINGS.

STORM SEWER SPECIFICATIONS

1. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C-76 SPECIFICATIONS WITH ASTM C-443 FLAT GASKET JOINTS, OR ASTM C-361 "O-RING" JOINTS WHEN WATER MAIN QUALITY JOINTS ARE REQUIRED.
2. ALL PLASTIC PIPE SHALL BE P.V.C. WITH SDR26 WALL THICKNESS AND CONFORM TO D-3034 SPECIFICATIONS WITH ASTM D-3212 GASKET TYPE JOINTS.
3. ALL WATERMAIN QUALITY PLASTIC PIPE SHALL BE P.V.C. CONFORMING TO NSF STANDARD 14 AND: ASTM STANDARD B 1784 OR AWWA STANDARD C900 OR C905. JOINTING SHALL BE PRESSURE SLIP JOINTED. ELASTOMERIC SEALS (GASKETS) USED FOR PUSH-ON JOINTS SHALL COMPLY WITH ASTM STANDARD F477, AND SHALL BE PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "STORM".
5. ALL FRAMES AND LIDS SHALL CONFORM TO ASTM A-48.
6. ALL SEWERS ARE TO BE INSTALLED FROM THE DOWNSTREAM END UPSTREAM. IF ANY CONFLICTS OR INFORMATION INCONSISTENT WITH SITE CONDITIONS ARE ENCOUNTERED, THE DESIGN ENGINEER IS TO BE CONTACTED PRIOR TO THE INSTALLATION OF ANYTHING.
7. IN PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-2050 OR R-2502 WITH TYPE D GRATE AT LOW POINTS; OR NEENAH R-3281-A IN CURB AND GUTTER; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
8. IN NON-PAVED AREAS, ALL FRAMES AND LIDS SHALL BE: NEENAH R-4340 WITH TYPE B GRATE AT LOW POINTS; OR NEENAH R-1550-A WITH SOLID LID, UNLESS OTHERWISE SPECIFIED.
9. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER.
10. ALL FLARED END SECTIONS (FES) ARE TO BE INSTALLED WITH TRASH GRATES.

PROJECT SPECIFICATIONS

C-10

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067



2831 Gibraltar Parkway, Palatine, IL 60067
(830) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

Prepared For:

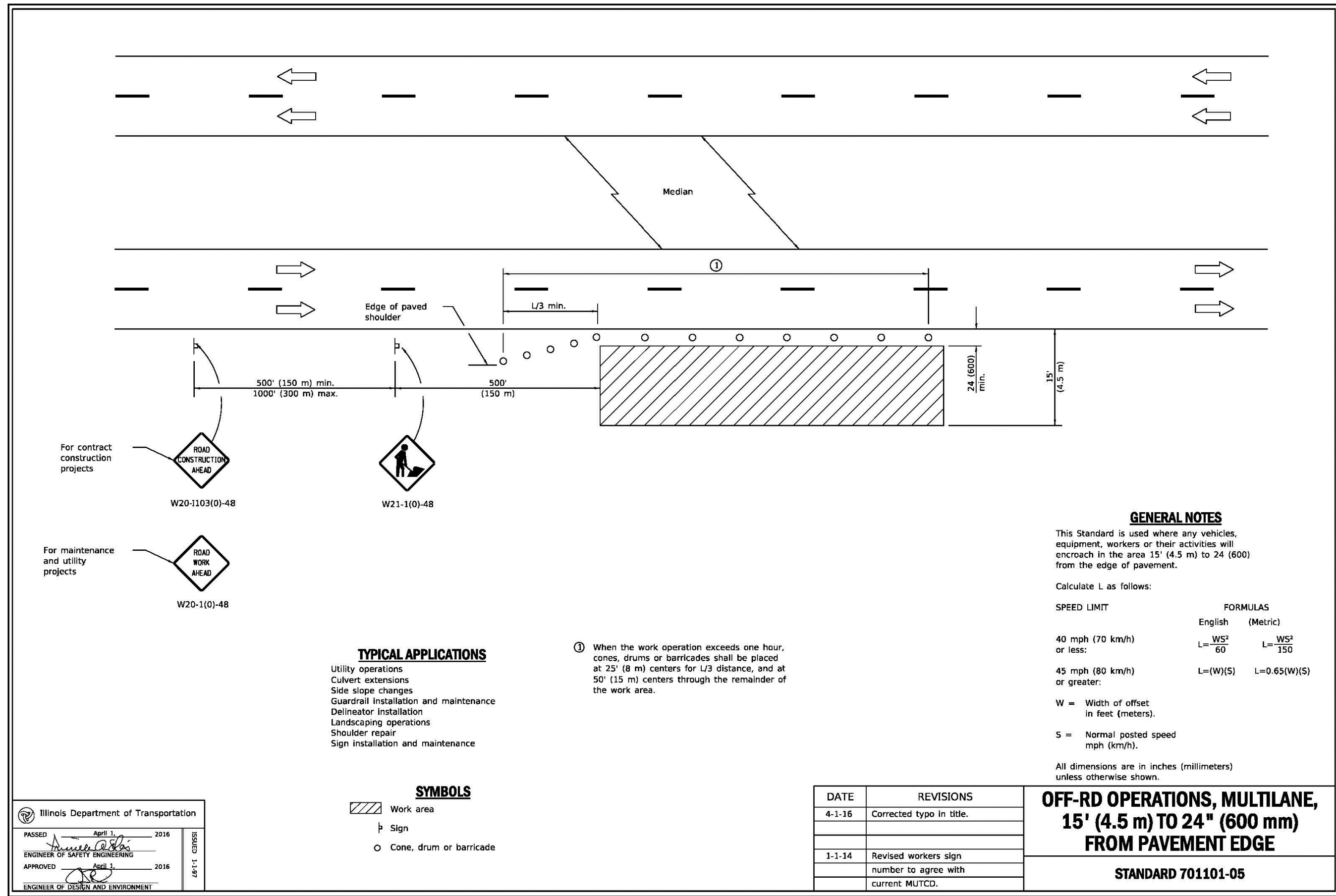
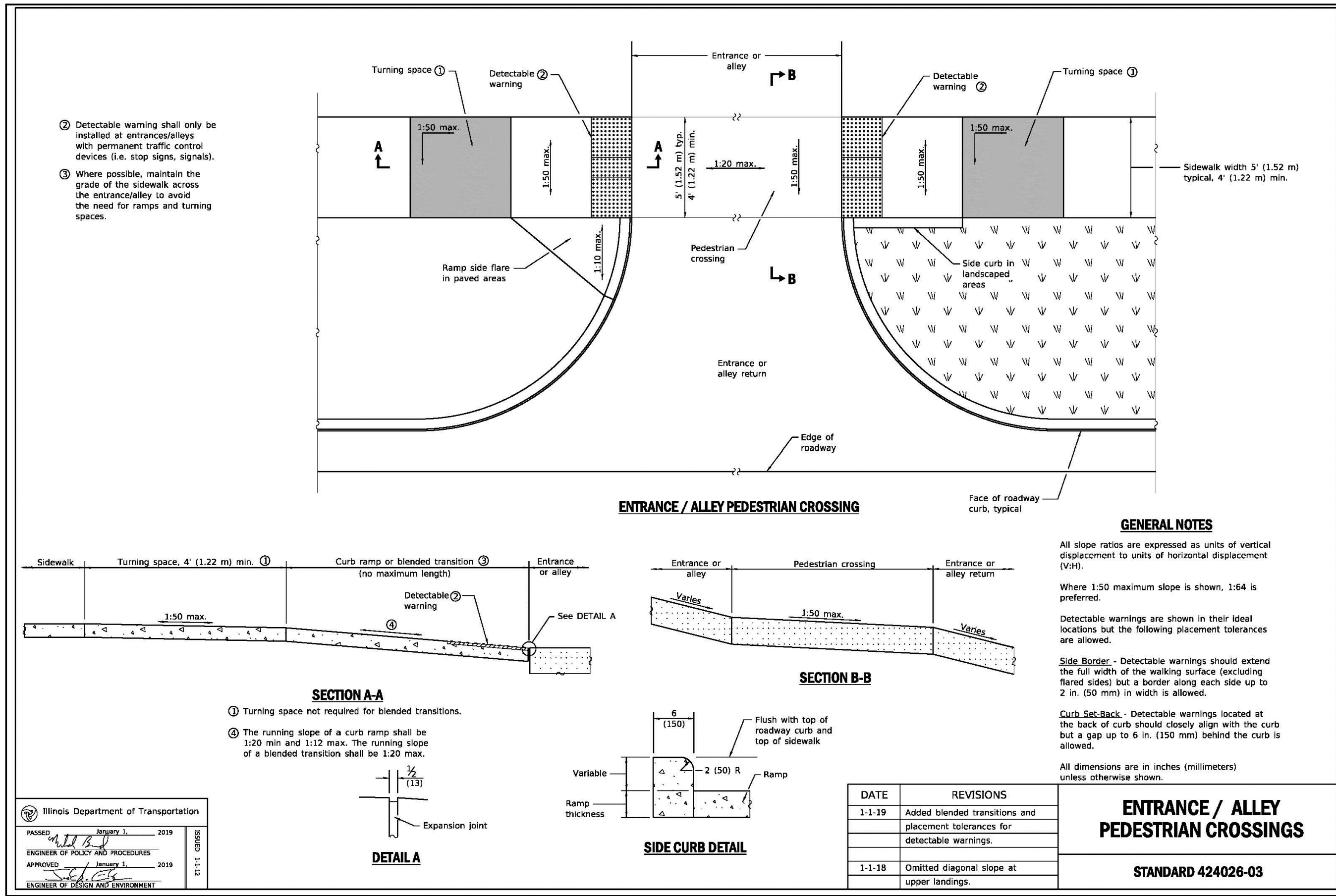
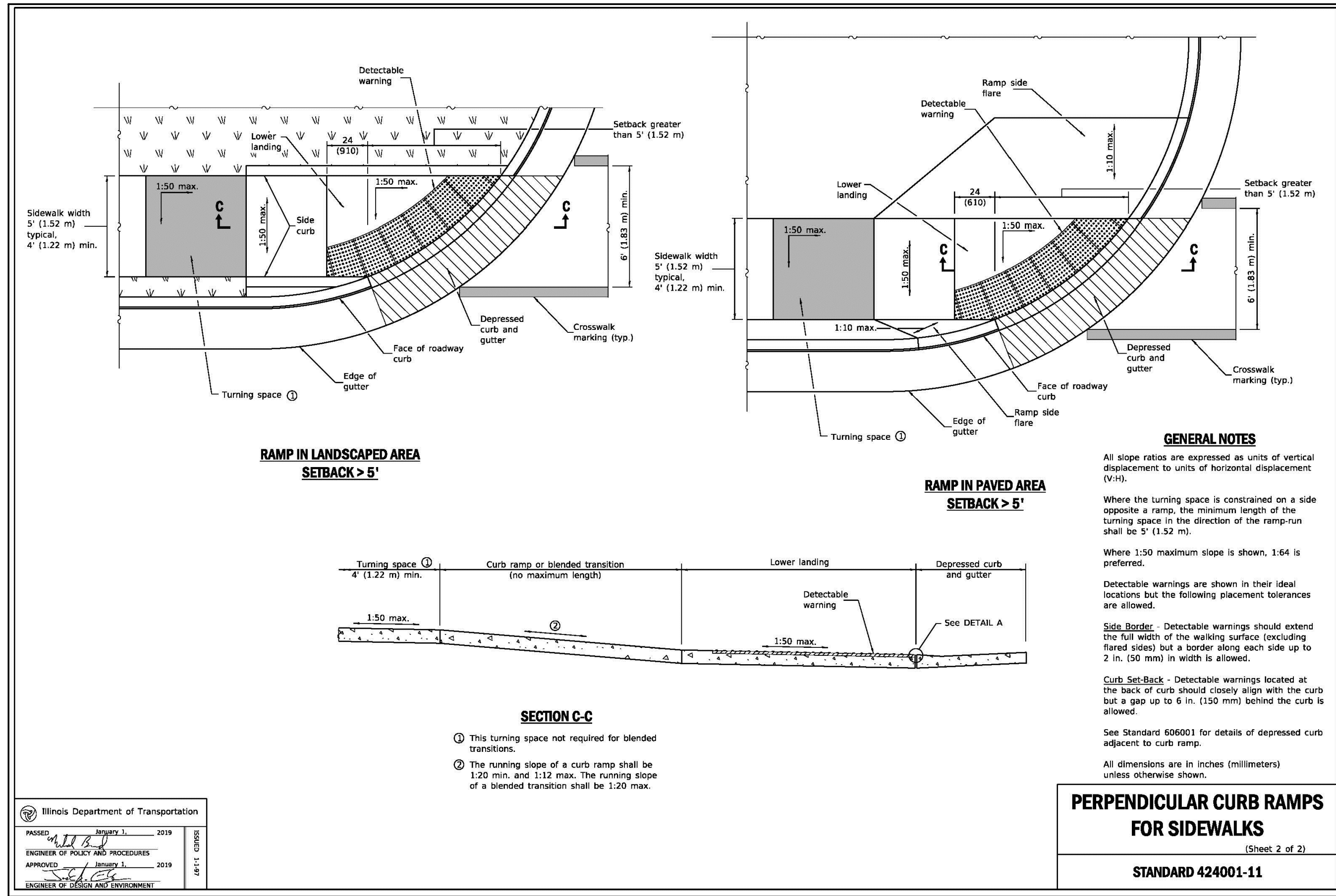
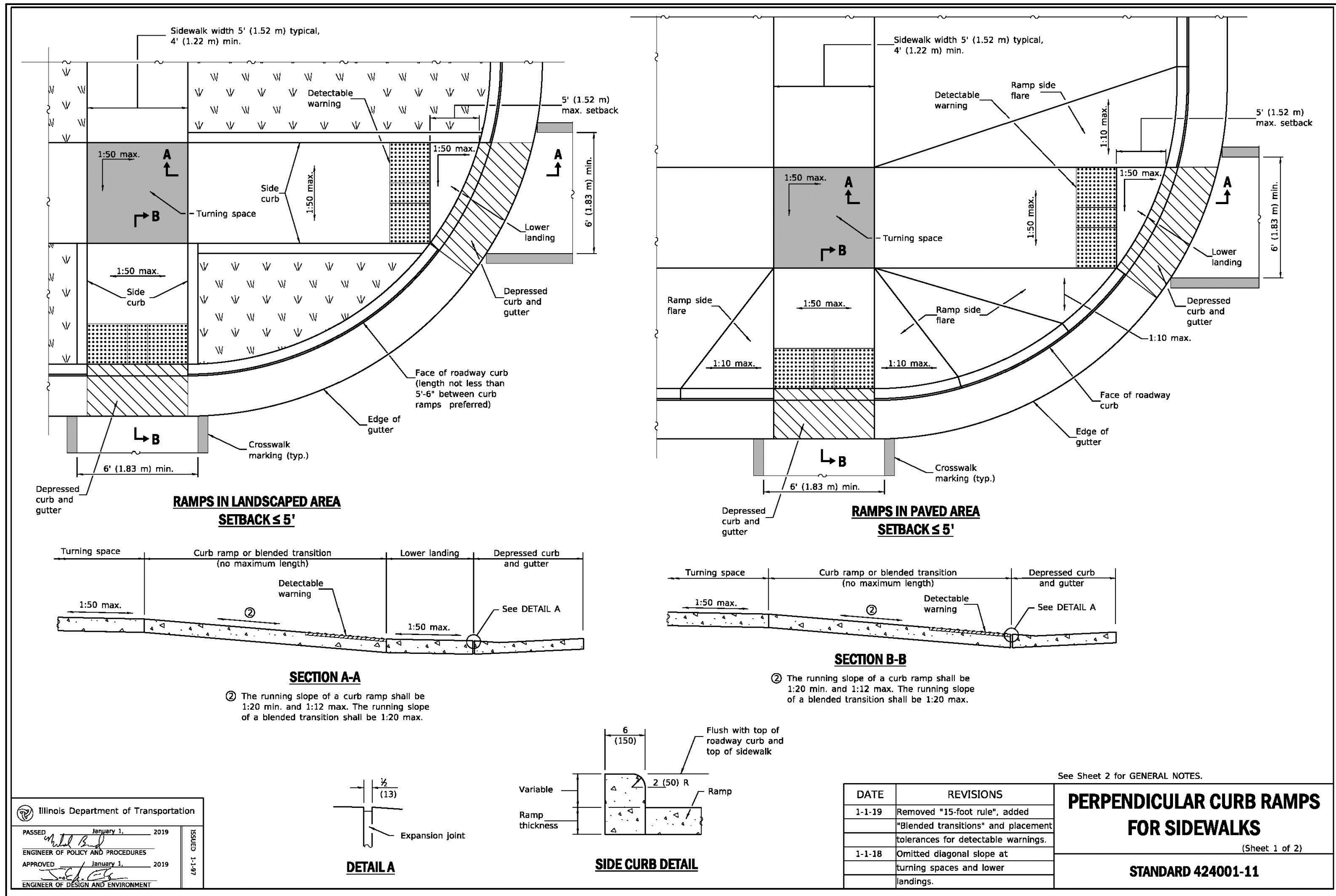
Prepared By:

REVISIONS

NO.

DATE

1	10/1/19
2	12/13/19
3	01/17/2020
4	02/17/2020
5	02/28/2020



10/4/19
12/13/19
03/17/2020
02/17/2020
02/28/2020

NO. 1
2
3
4
5

REVISIONS
NONE
NONE
NONE
NONE
NONE

DATE

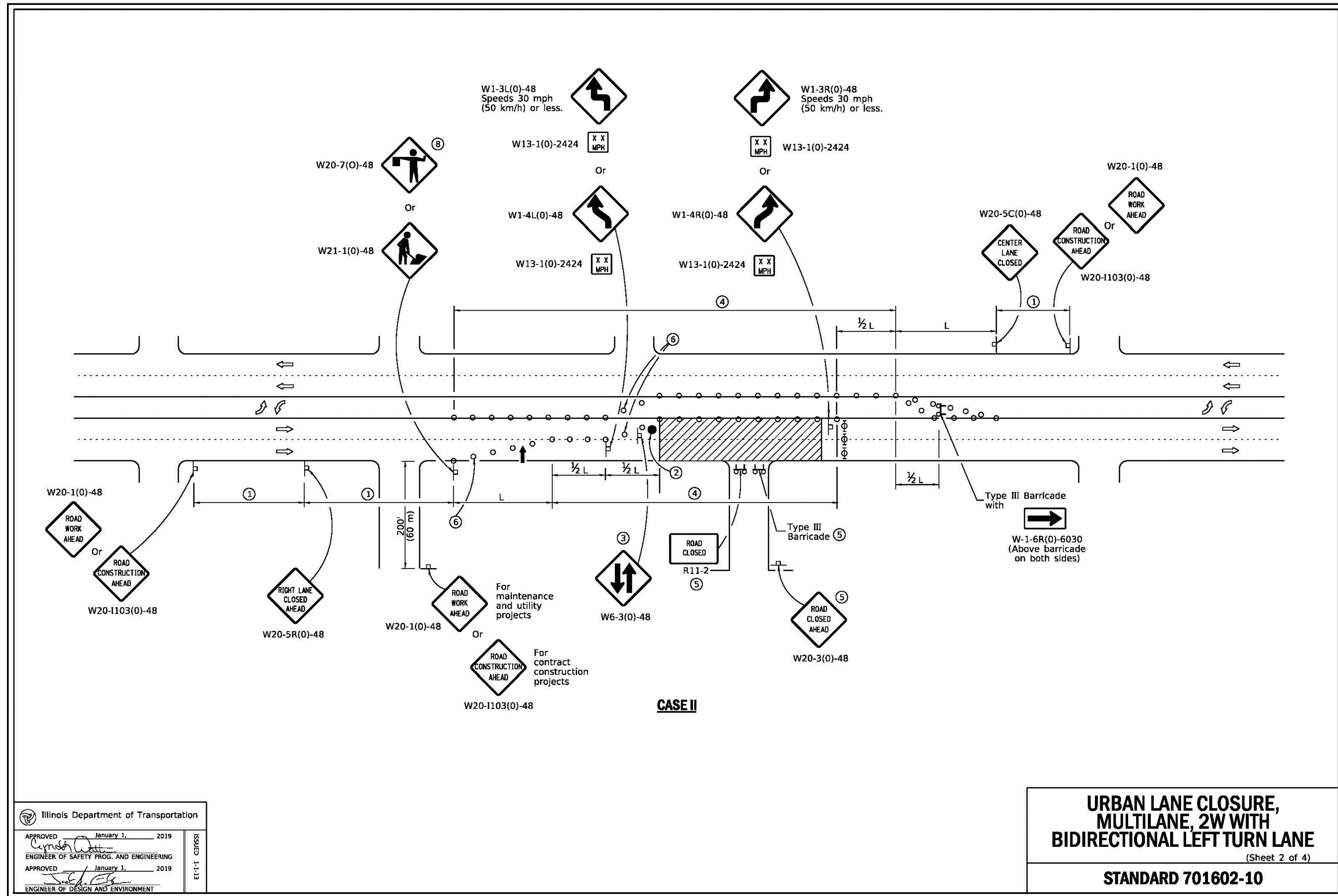
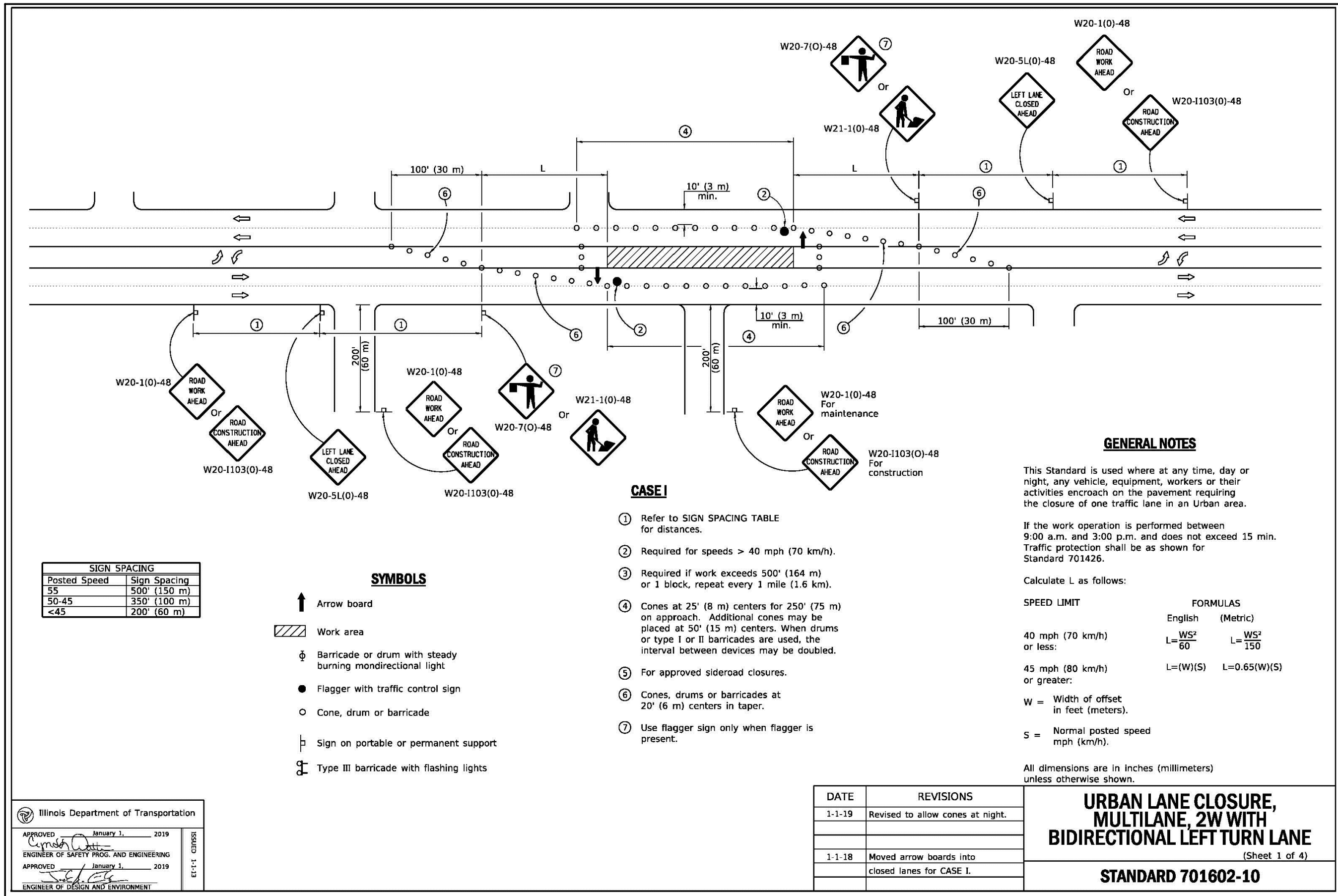
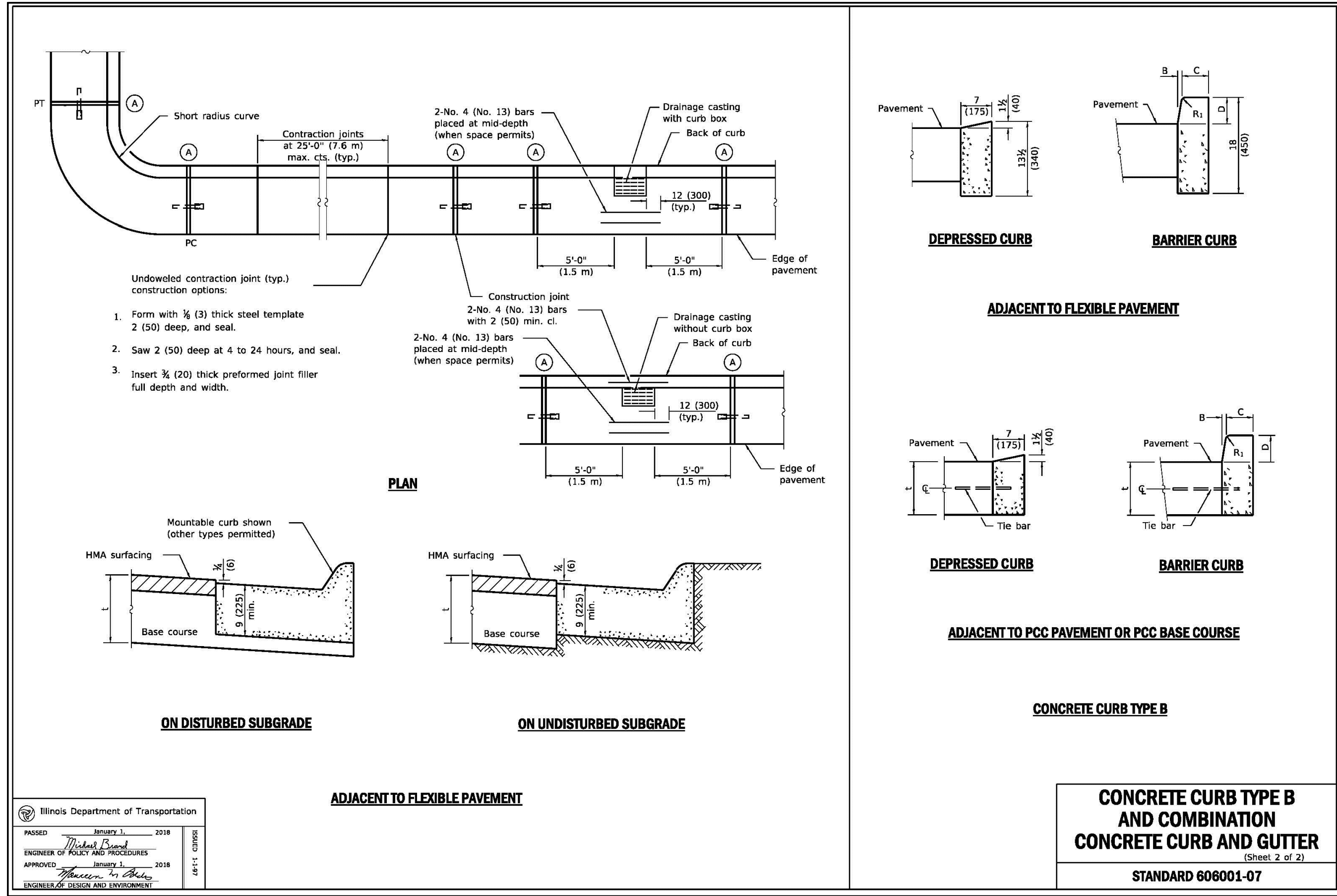
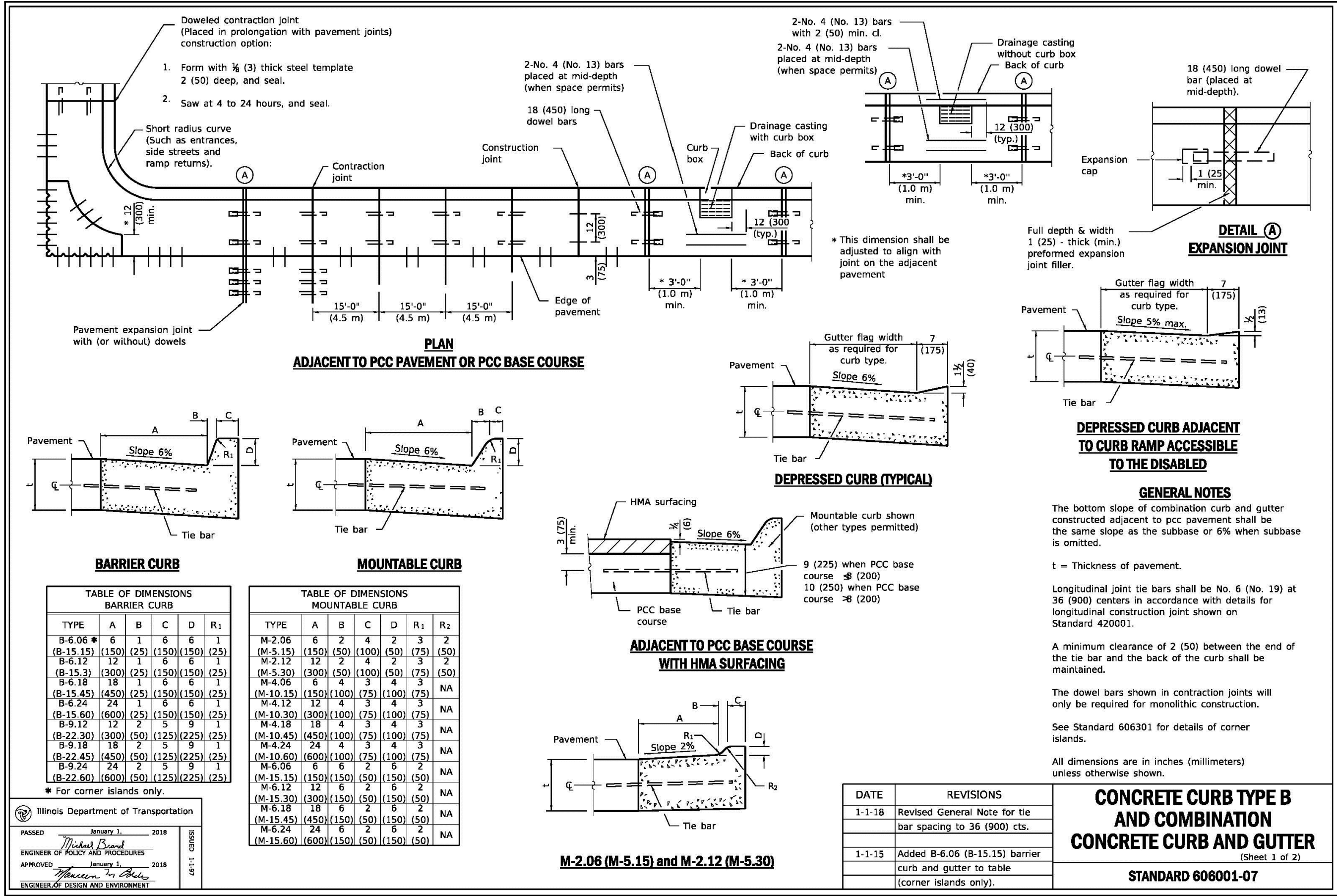
Prepared For:
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:
Watsonmark Engineering Resources
2831 Glendale Woods Parkway, Suite 100
(830) 375-1800 | watsonmark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

C-11

DOT DETAILS



*SEE SHEET C-14 FOR SHEETS 3 AND 4 OF IDOT STANDARD 701602-10
[URBAN LANE CLOSURE, MULTILANE, 2W WITH BIDIRECTIONAL LEFT TURN LANE]

IDOT DETAILS

C-12

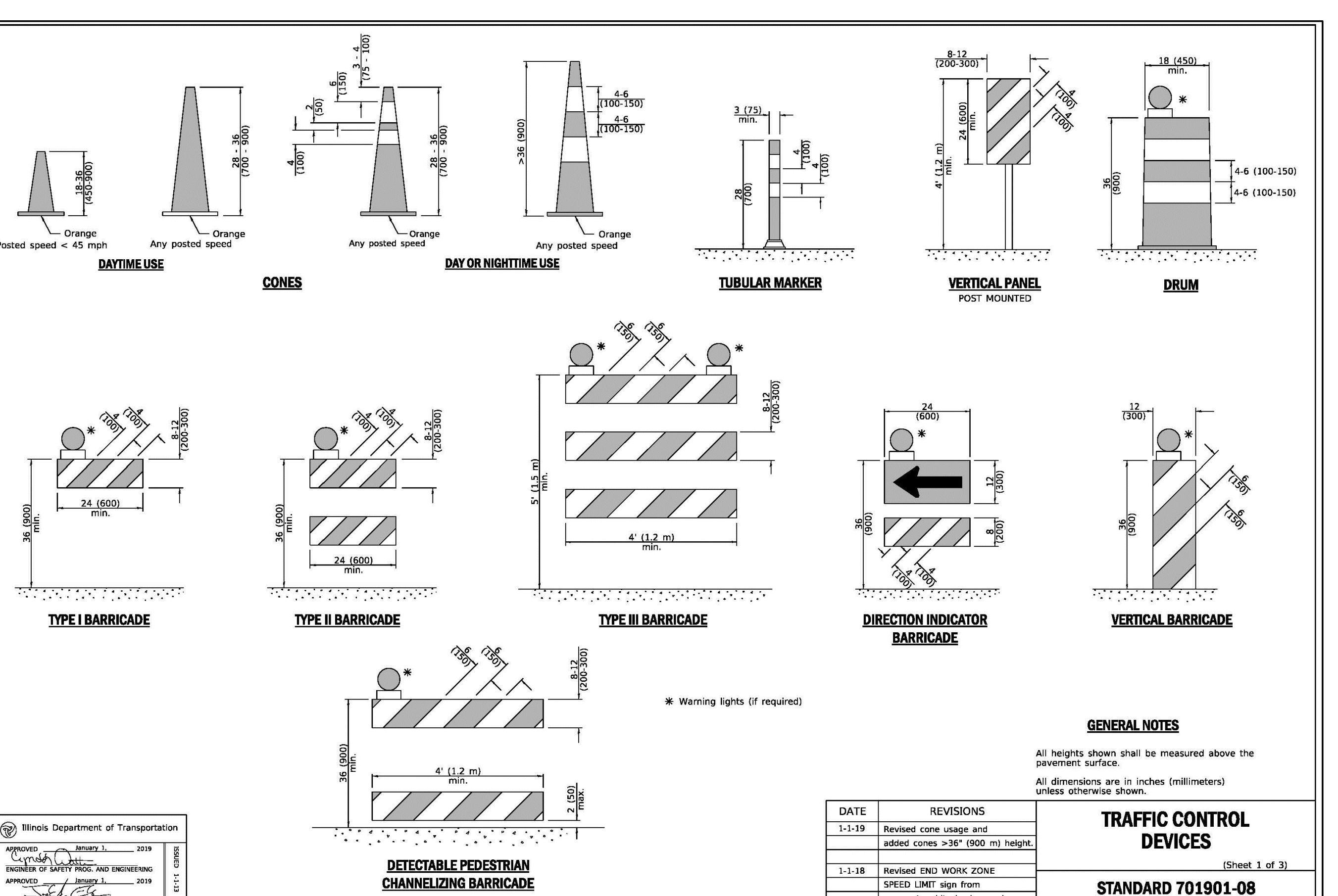
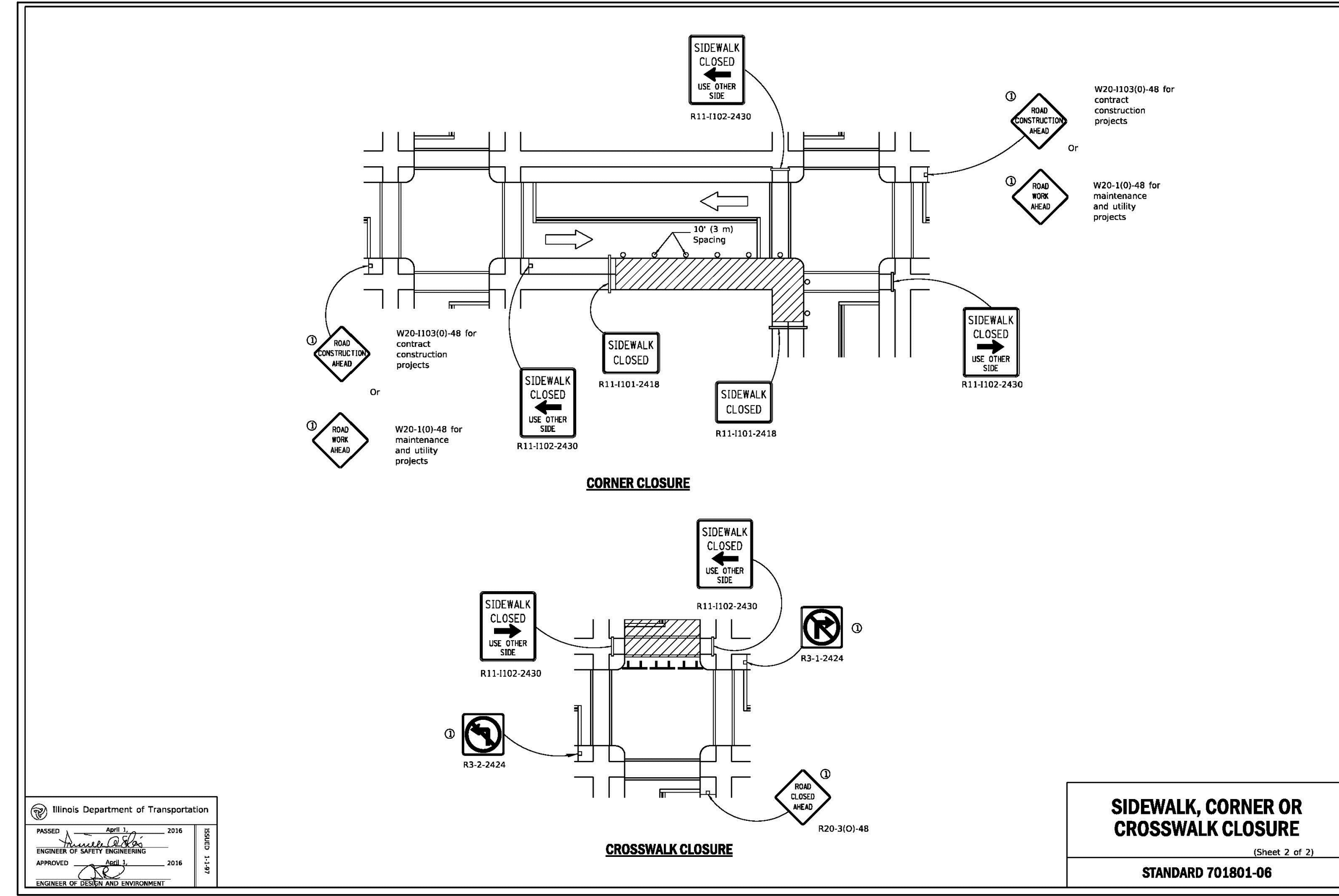
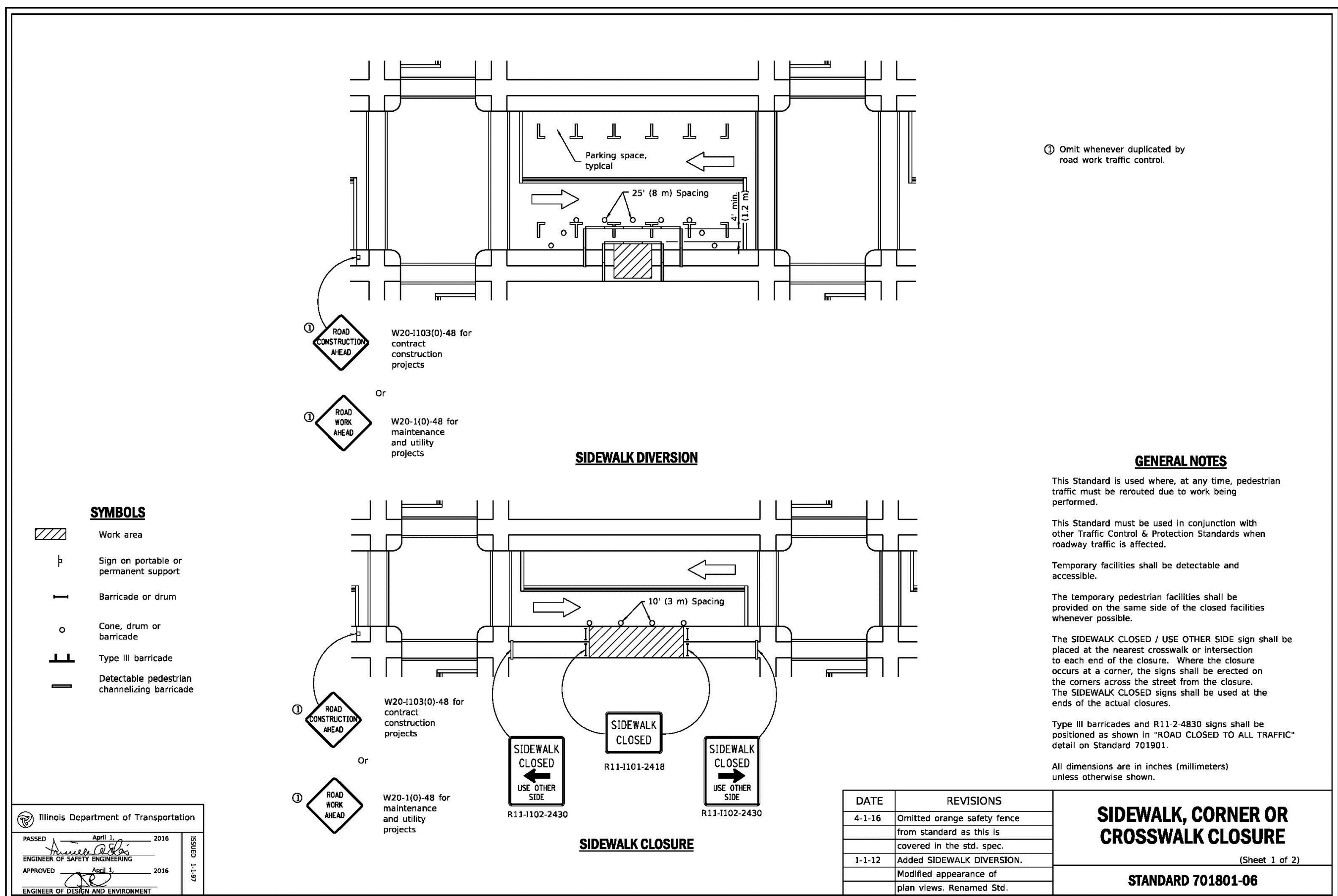
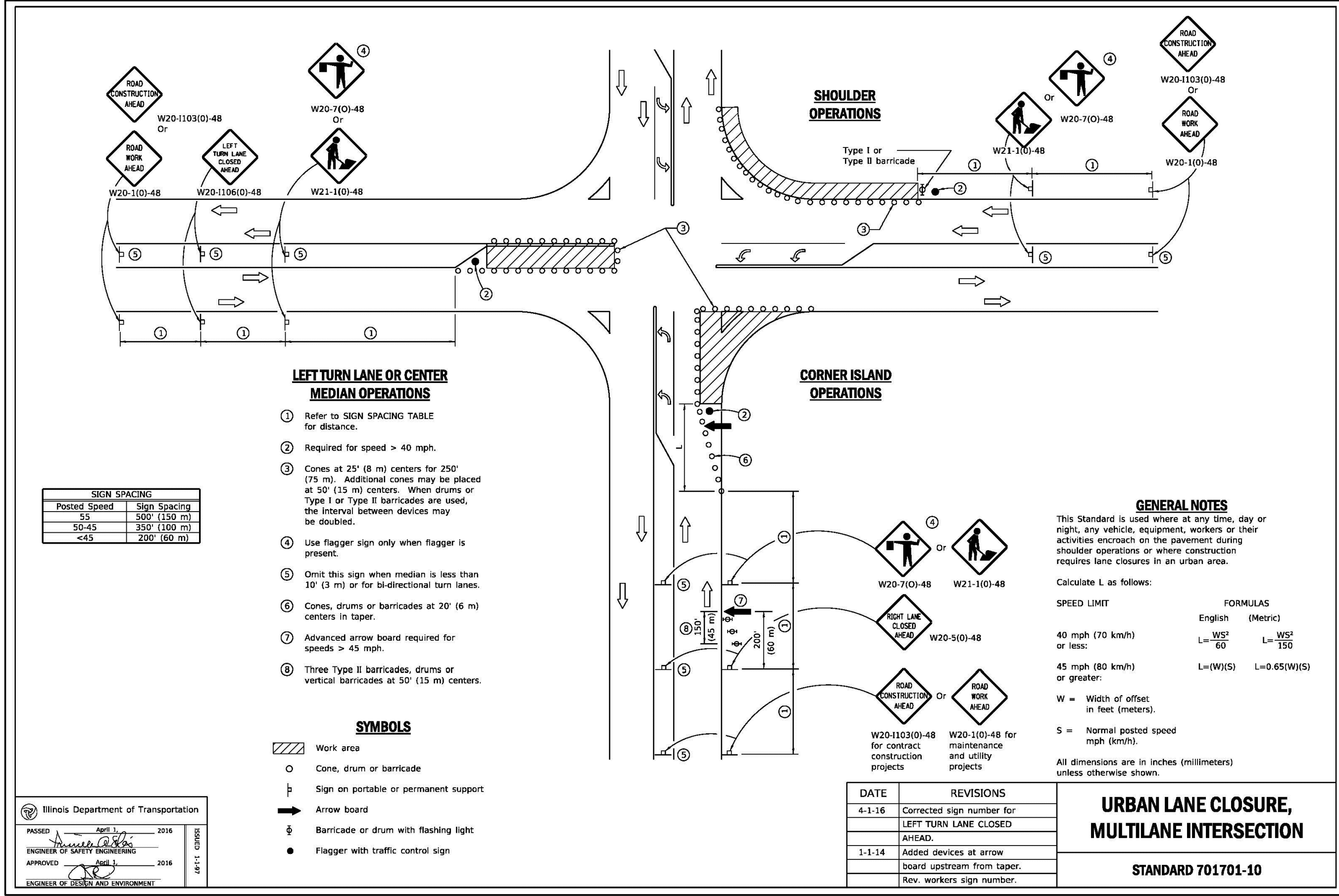
DOT DETAILS

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

Watmark Engineering Resources
2831 Glacier Woods Parkway, Suite 100
(830) 375-1800 | watmark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE:
PROJECT NO.: 19-063



DATE	REVISIONS	NO.
10/4/19	NONE	1
12/13/19	NONE	2
03/17/2020	NONE	3
02/17/2020	NONE	4
02/28/2020	NONE	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

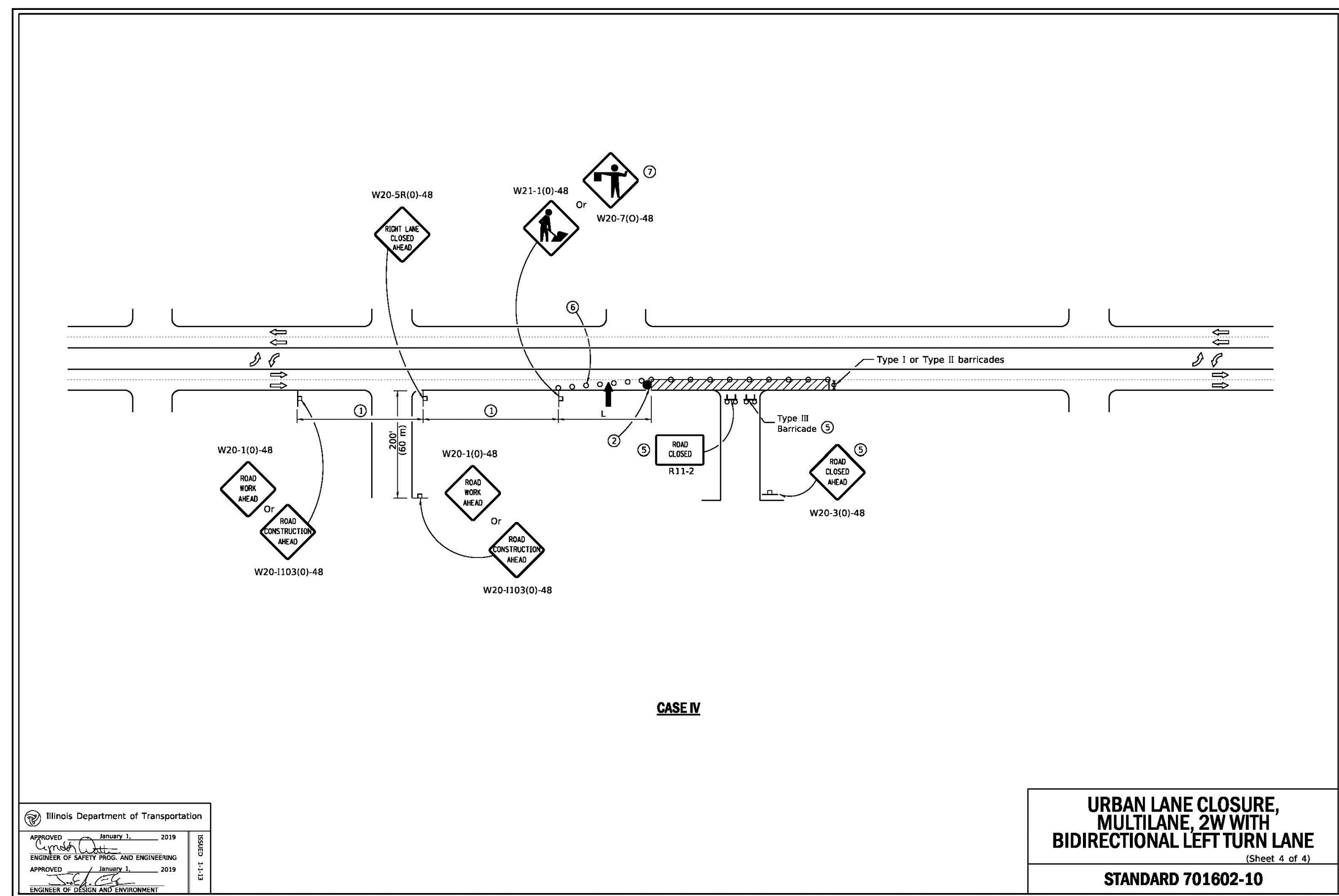
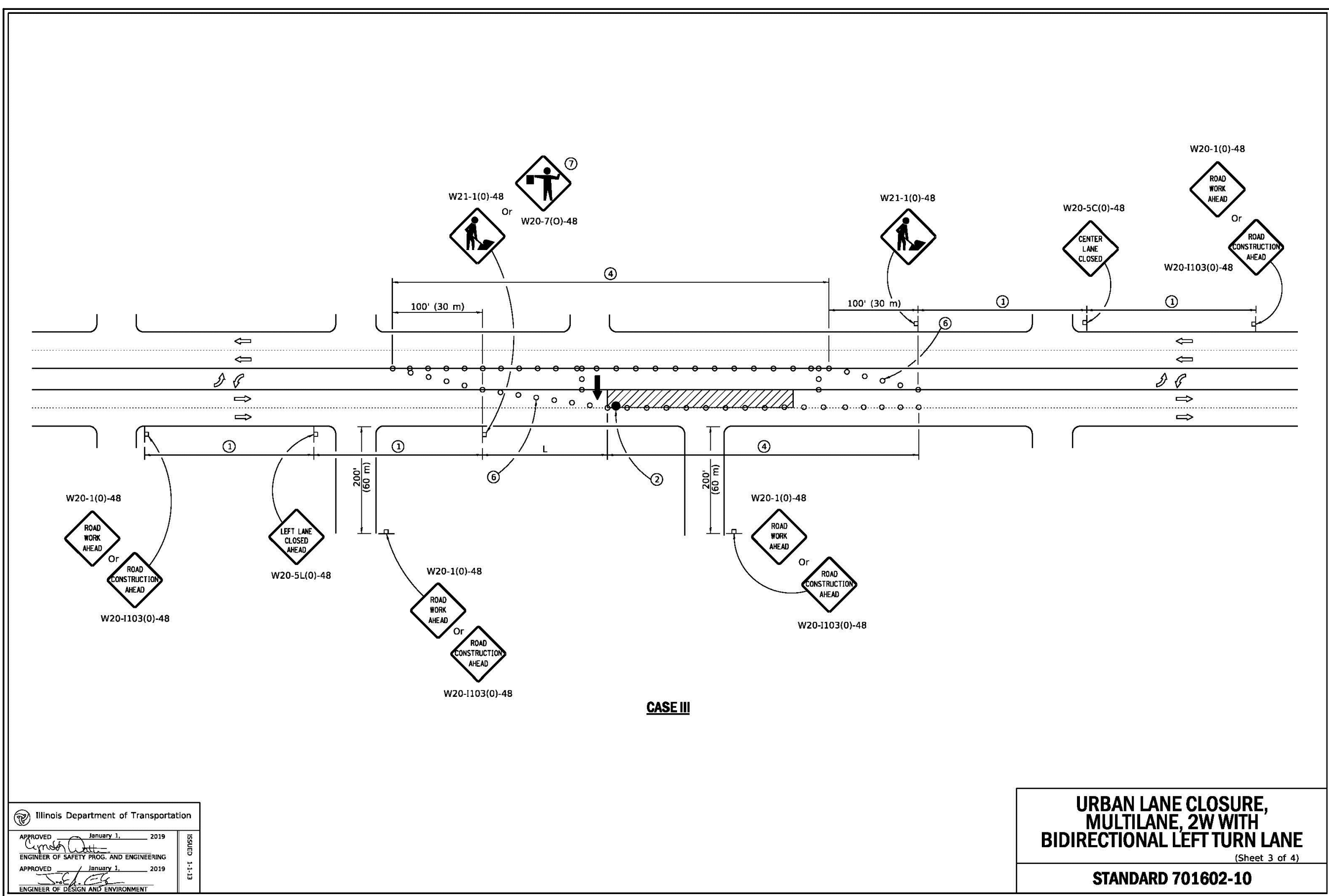
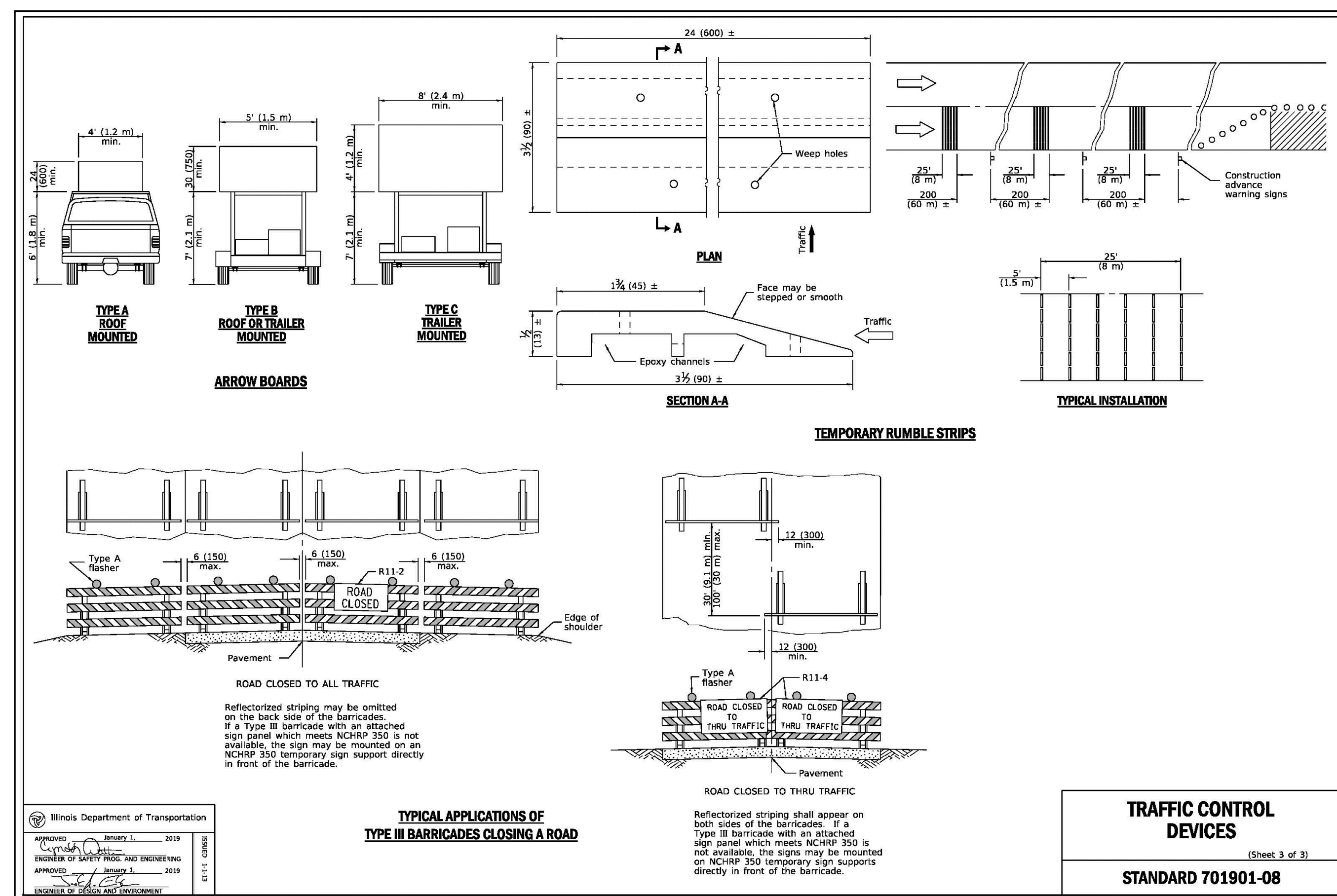
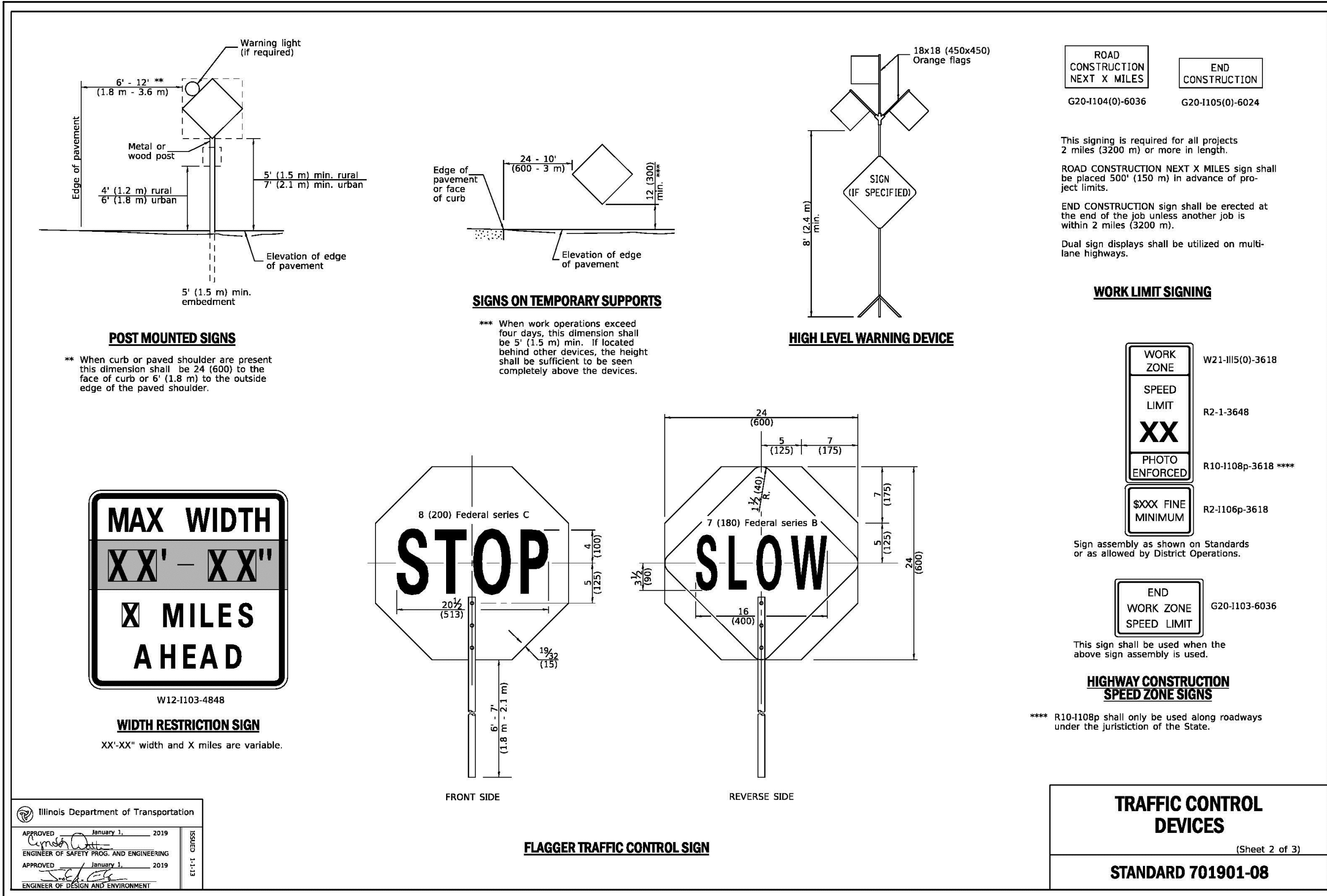
Wat & G
Engineering
RESOURCES
2831 Glasgow Woods Parkway, Suite 100
(830) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE:
PROJECT NO.: 19-063

C-13

IDOT DETAILS

IDOT DETAILS



IDOT DETAILS

C-14

DOT DETAILS

NO.	REVISIONS	DATE
1	NONE	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND IDOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/26/2020

Prepared For:

Vequity 400 N. State Street, Suite 400 Chicago, IL 60654	PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067
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Prepared By:

Watmark **Engineering**
RESOURCES
2631 Ginger Woods Parkway | Aurora, IL 60502

6631 Ginger Woods Parkway | Aurora, IL 60502
630.275.1900 | watermarkcoaching.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2019
SCALE:
PROJECT NO.: 19-063

SCALE:

Attachment: EXHIBIT - Final Engineering Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
- * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE;
 - * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL PIPE SPECIFICATIONS JOINT SPECIFICATIONS

VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL PIPE SPECIFICATIONS JOINT SPECIFICATIONS

POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
- a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS (SEWER-TAP MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING BAND SEAL OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXEROISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

DATE	10/4/19	12/13/19	01/17/2020	02/17/2020	02/26/2020
REVISIONS	NONE	NONE	NONE	NONE	NONE
NO.	1	2	3	4	5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

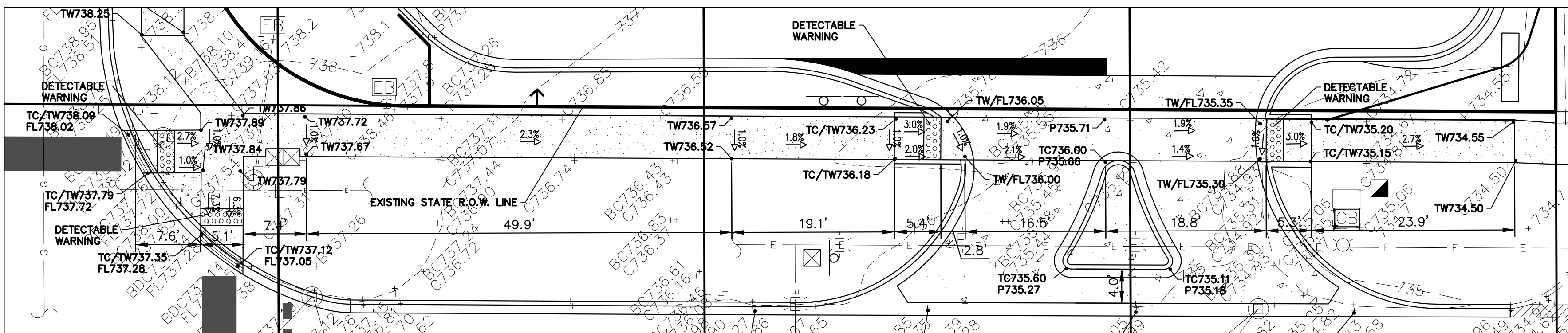


CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063

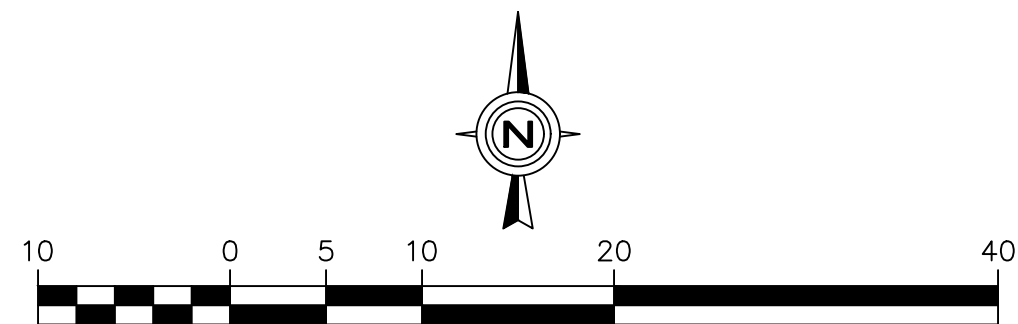
MWRD SPECIFICATIONS

C-15

MWRD SPECIFICATIONS



CHICAGO AVE (PALATINE ROAD)



IDOT ACCESSIBLE ROUTE GRADES AND DETAILS

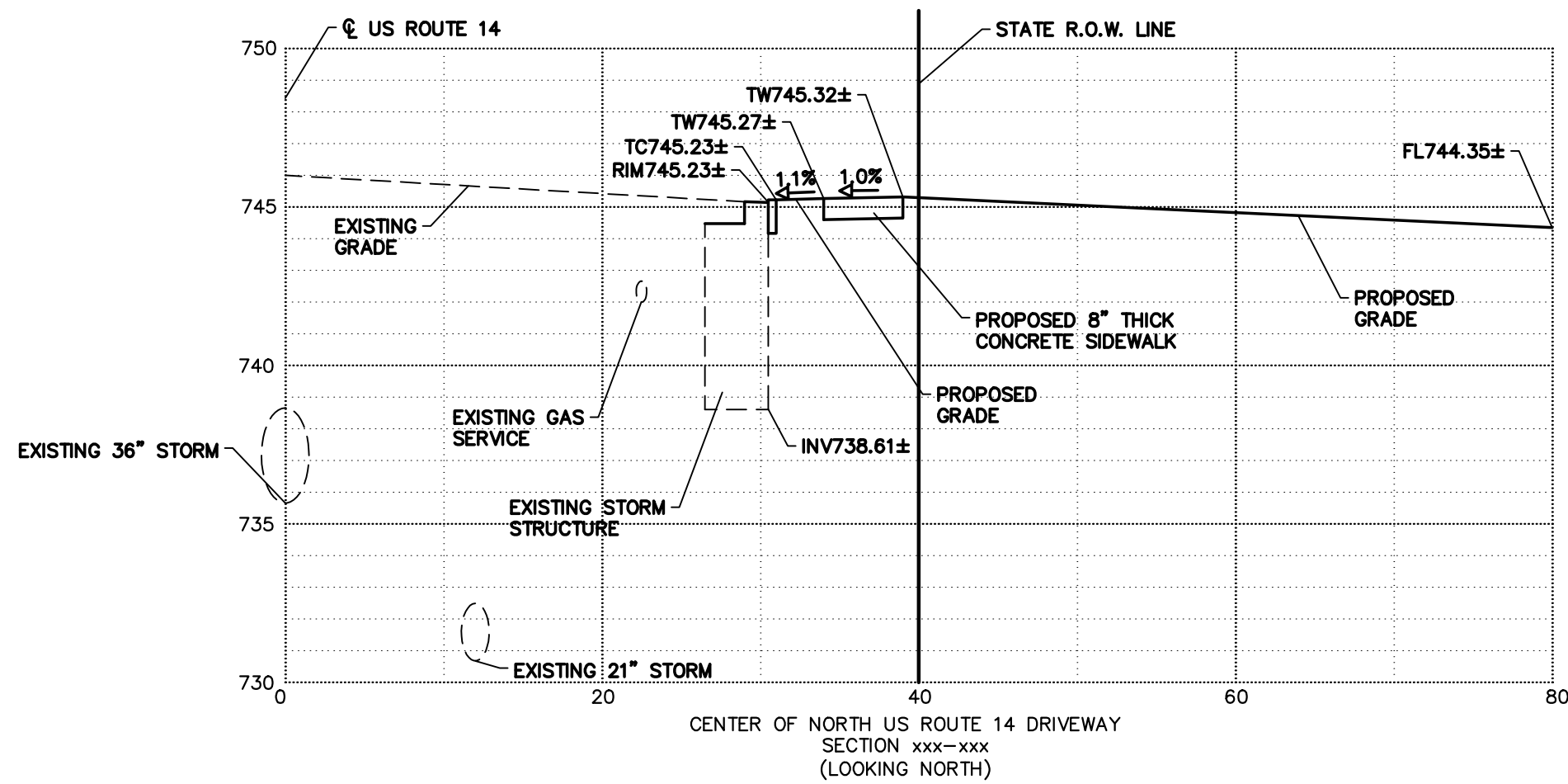
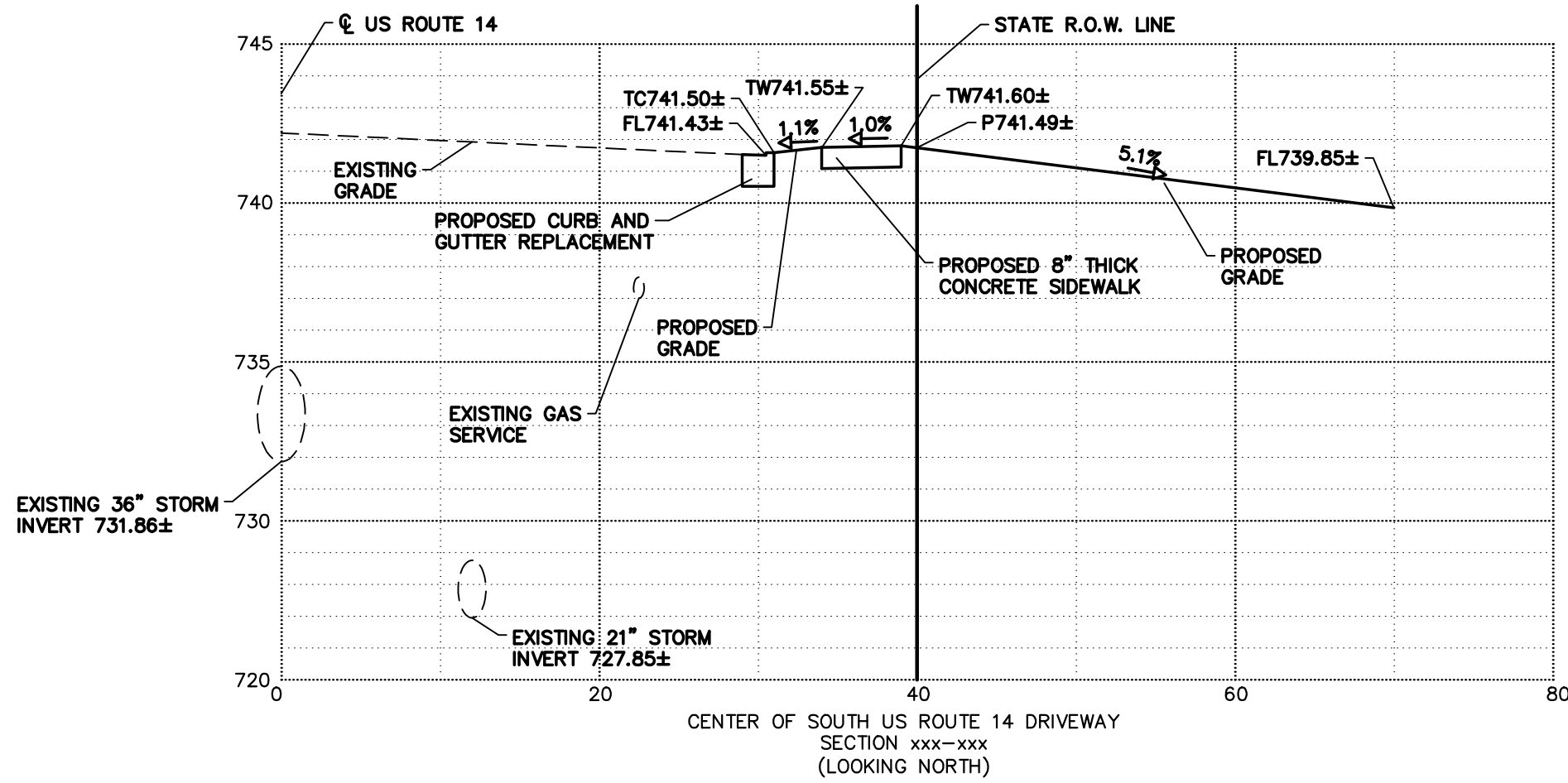
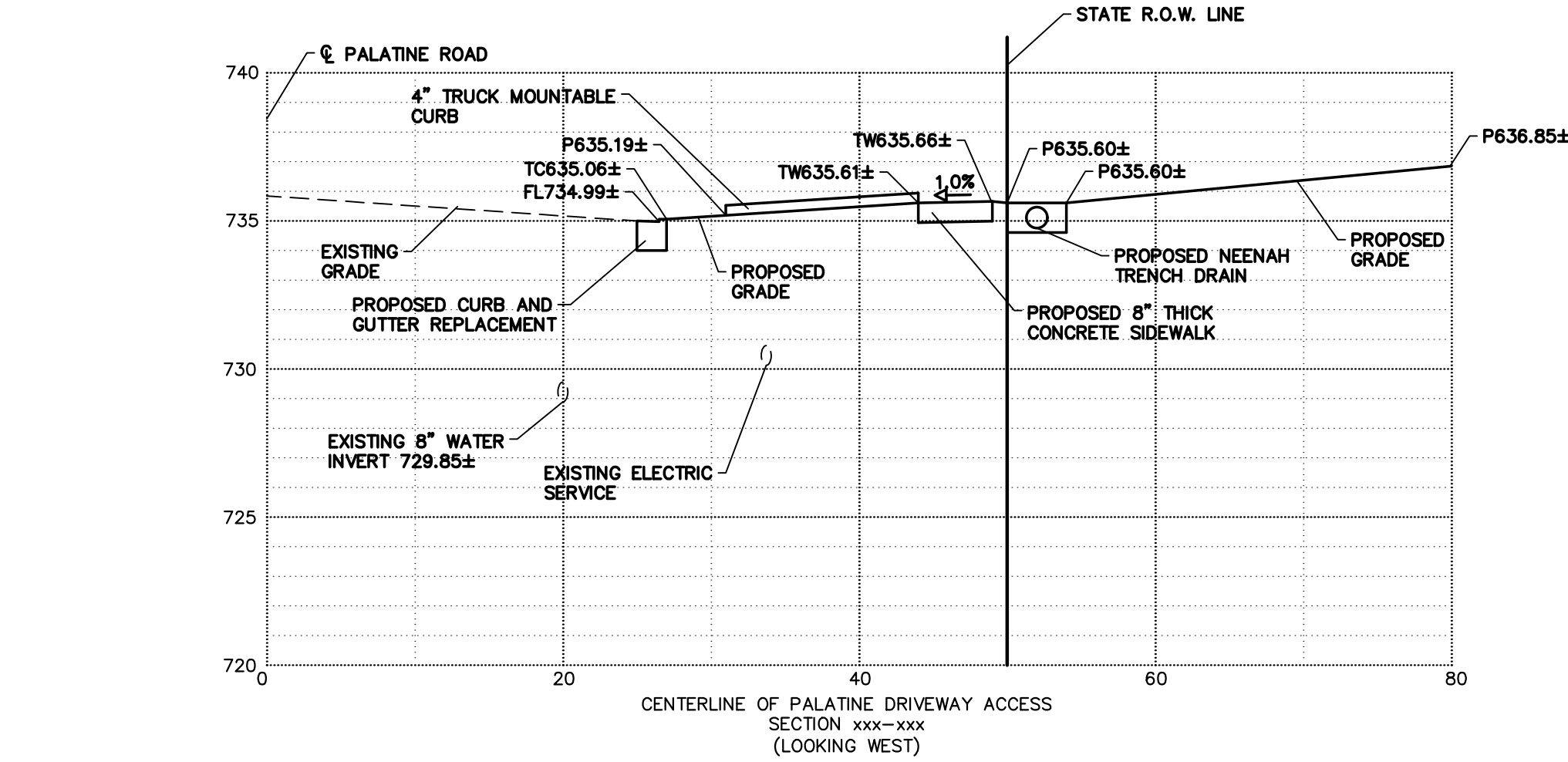
C-16

et Pg. 90

C-16 Watermark Engineering Resources 2631 Ginger Woods Parkway Aurora, IL 60502 (630) 375-1800 watermark-engineering.com		CHECKED BY: J. MILLER		DESIGN BY: S. MILLER		DRAWN BY: S. SIMAK		DATE: SEPTEMBER 13, 2018		SCALE: 1" = 10'		PROJECT NO: 19-063	
		Prepared By:		Vequity 400 N. State Street, Suite 400 Chicago, IL 60654		PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067							
		NO.		REVISIONS		DATE							
		1		NONE		10/4/19							
		2		PER VILLAGE COMMENTS 10/25/19 AND IDOT 11/15/19		12/13/19							
		3		NONE		01/17/2020							
		4		NONE		02/17/2020							
		5		NONE		02/26/2020							

Attachment: EXHIBIT - Final Engineering Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)

DOT ACCESSIBLE ROUTE GRADES AND DETAILS



IDOT ACCESS DRIVE
PROFILES

C-17

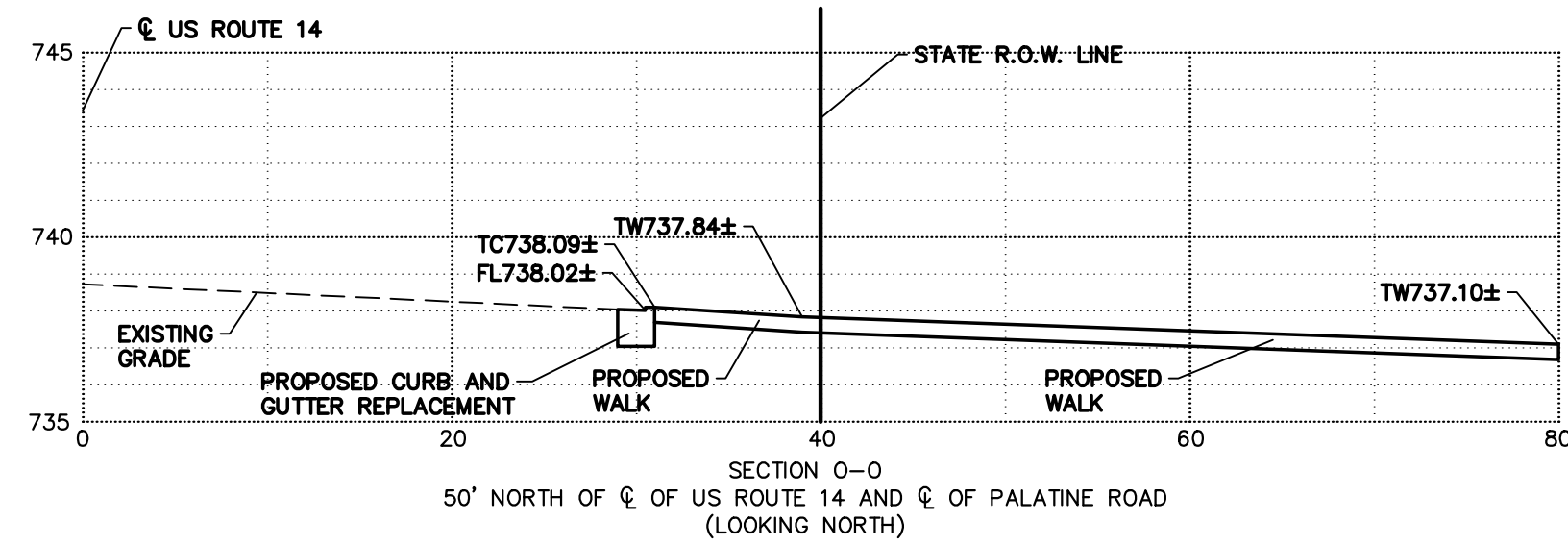
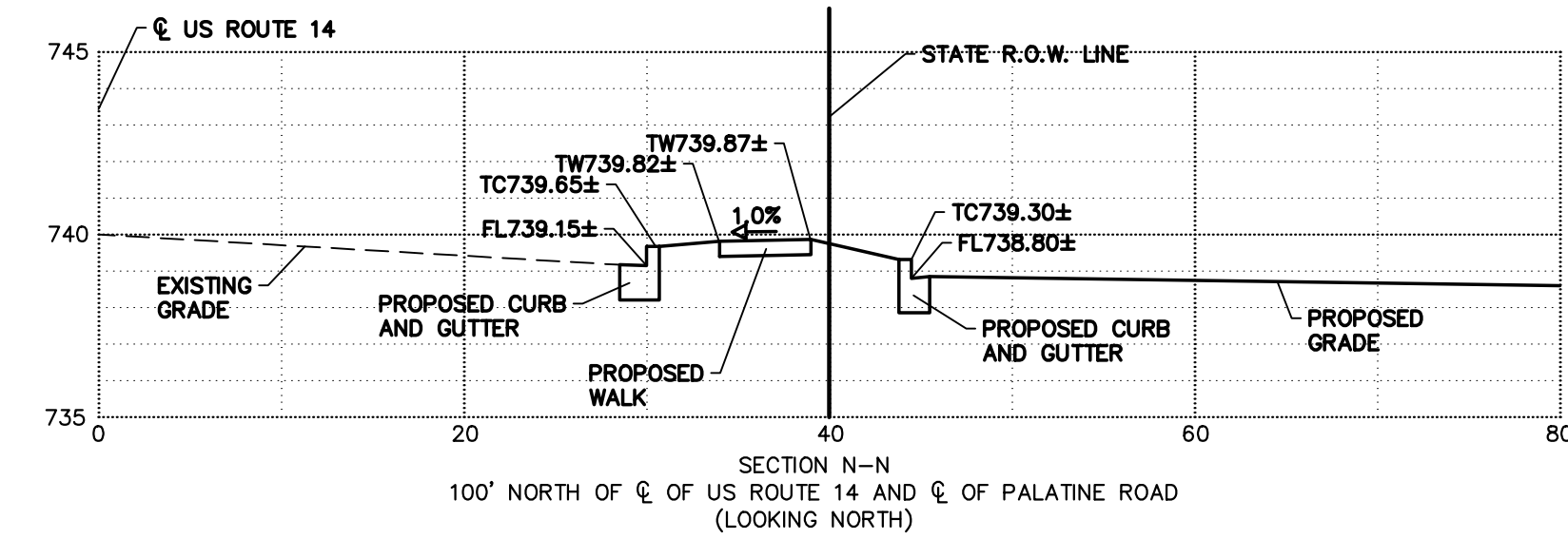
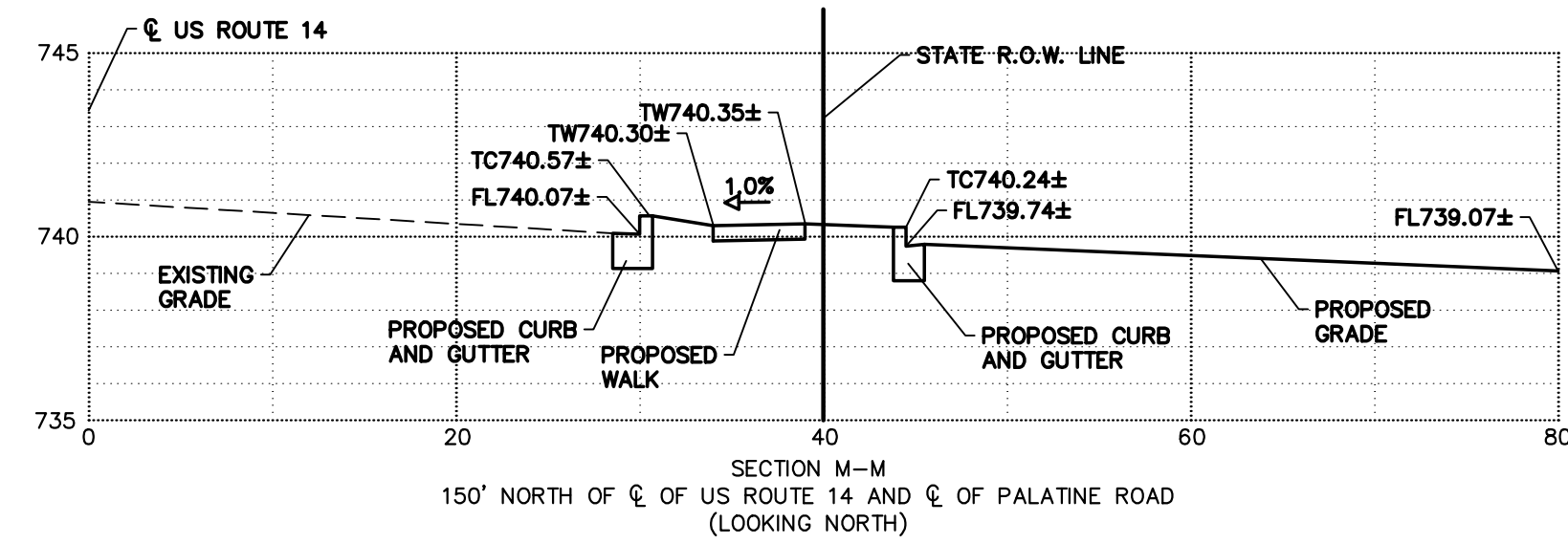
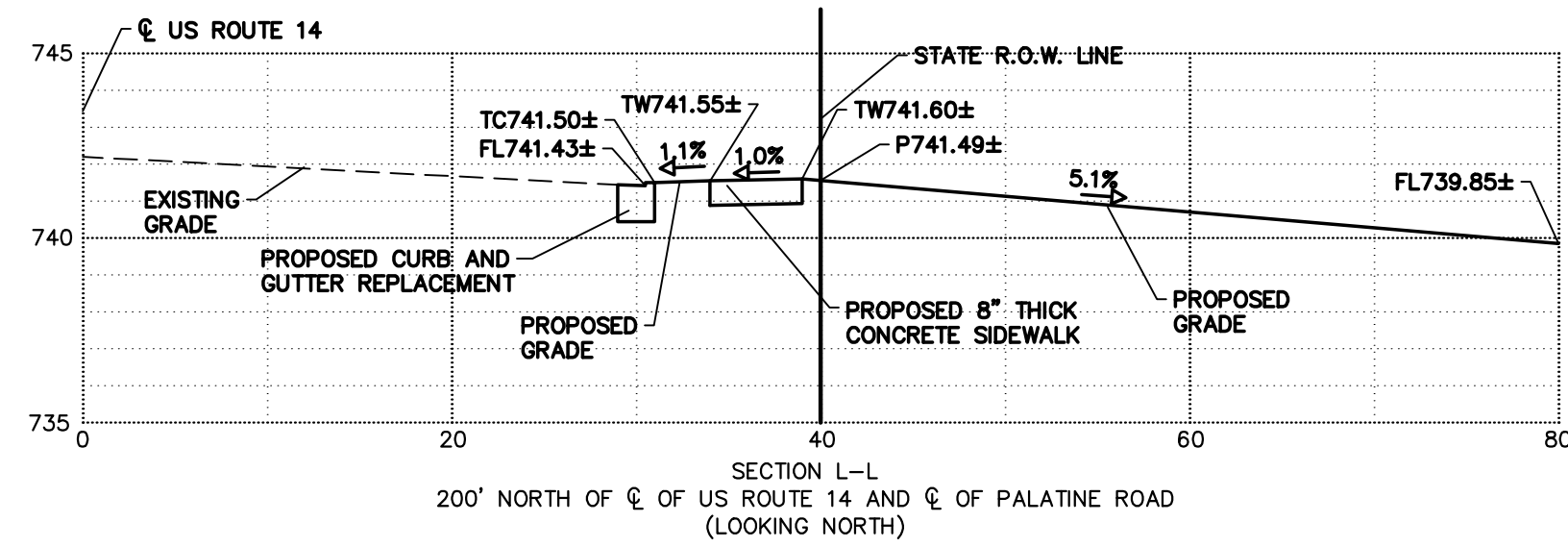
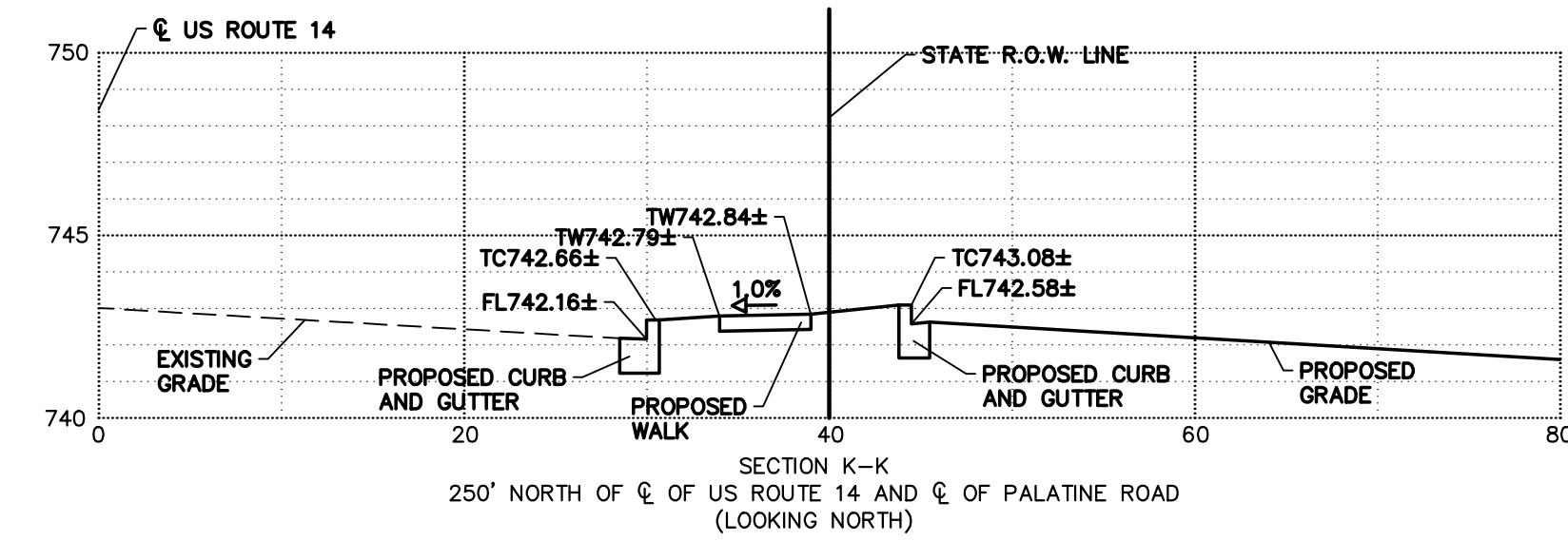
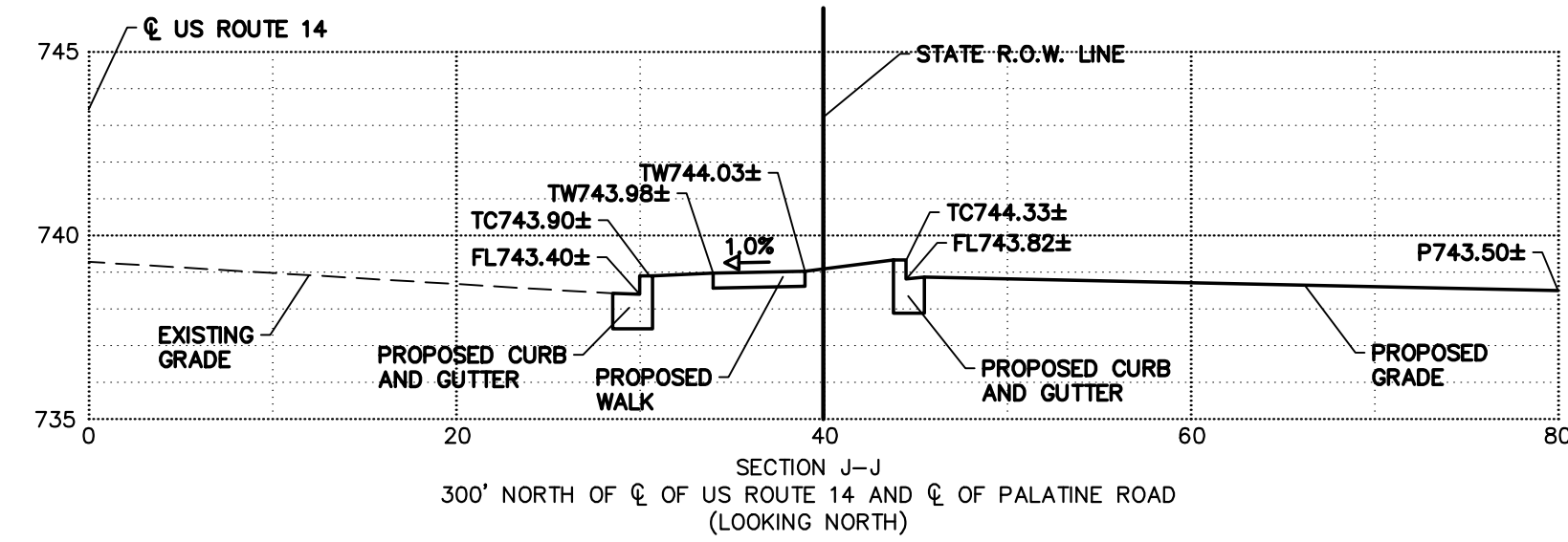
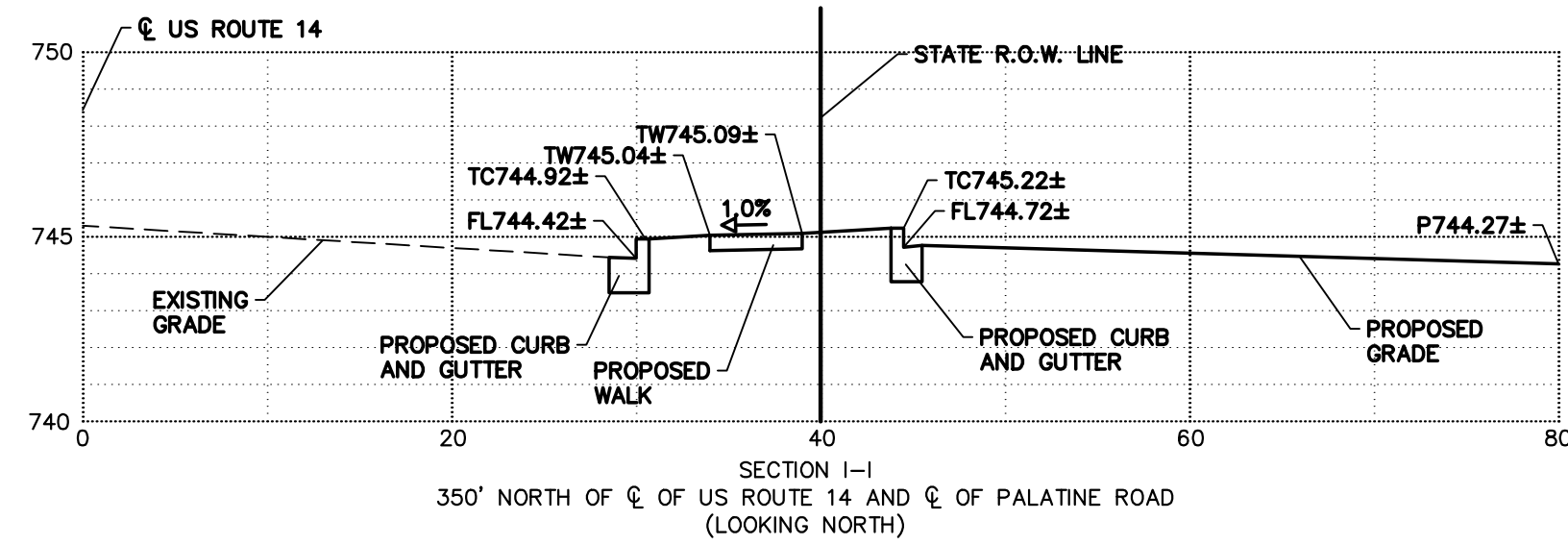
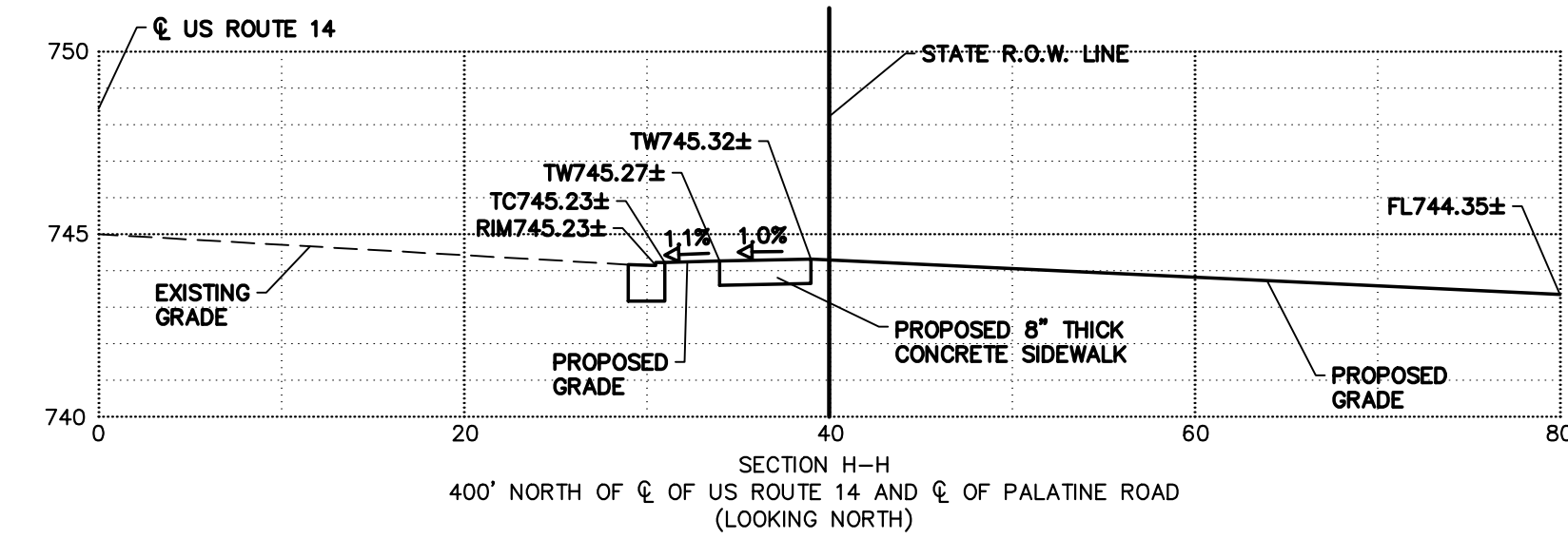
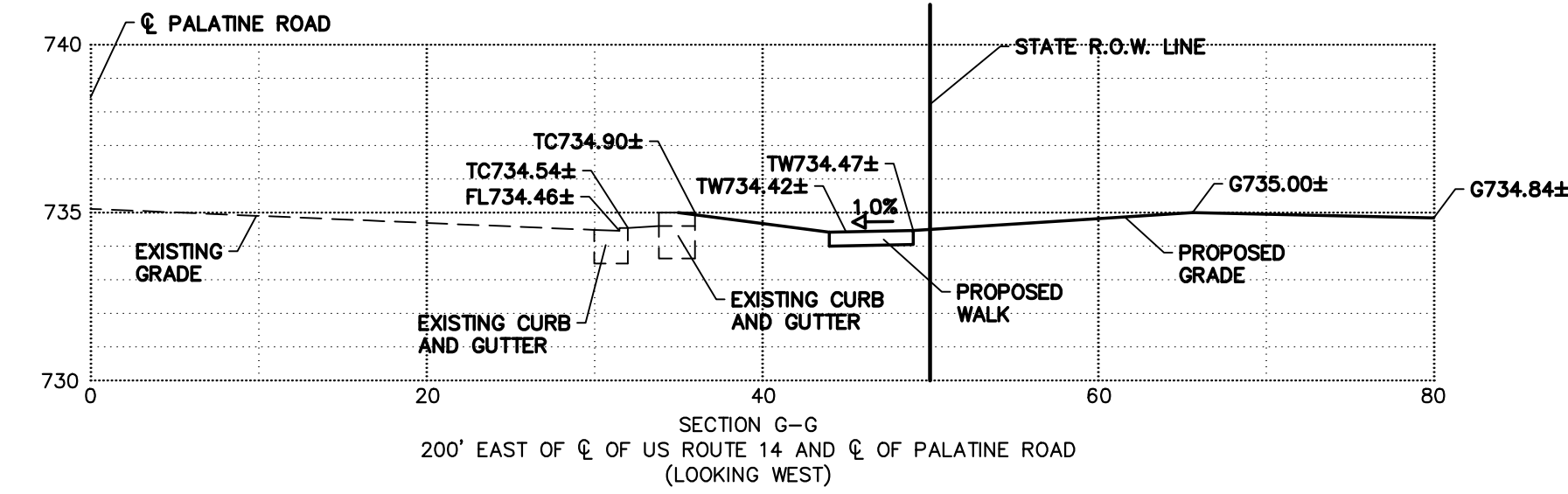
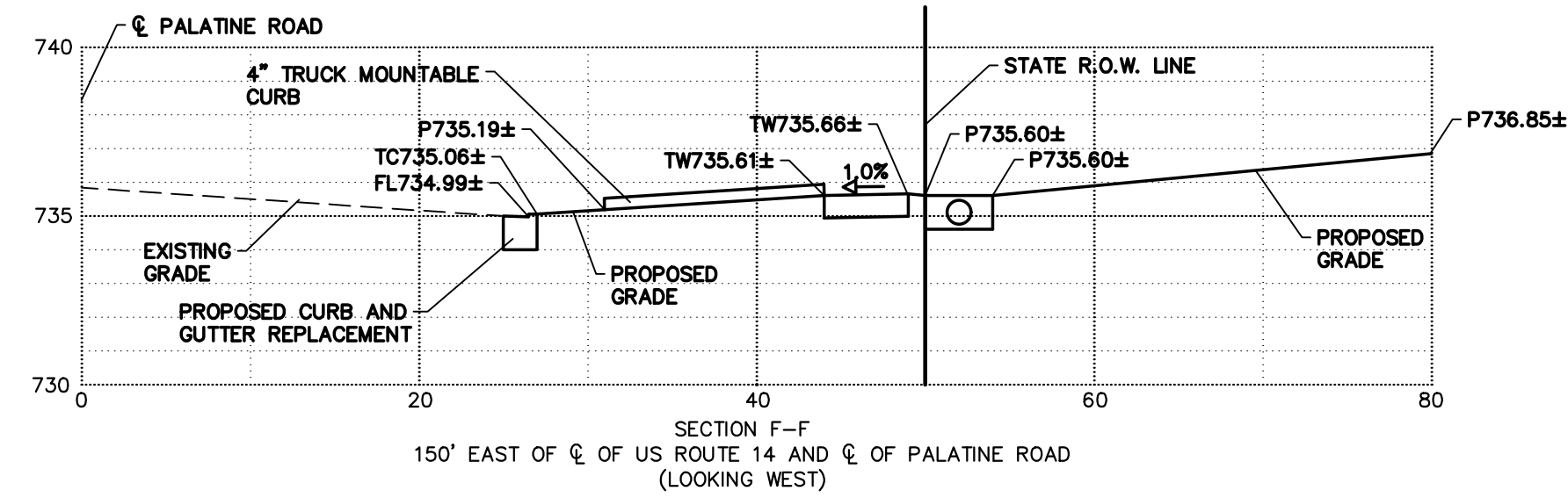
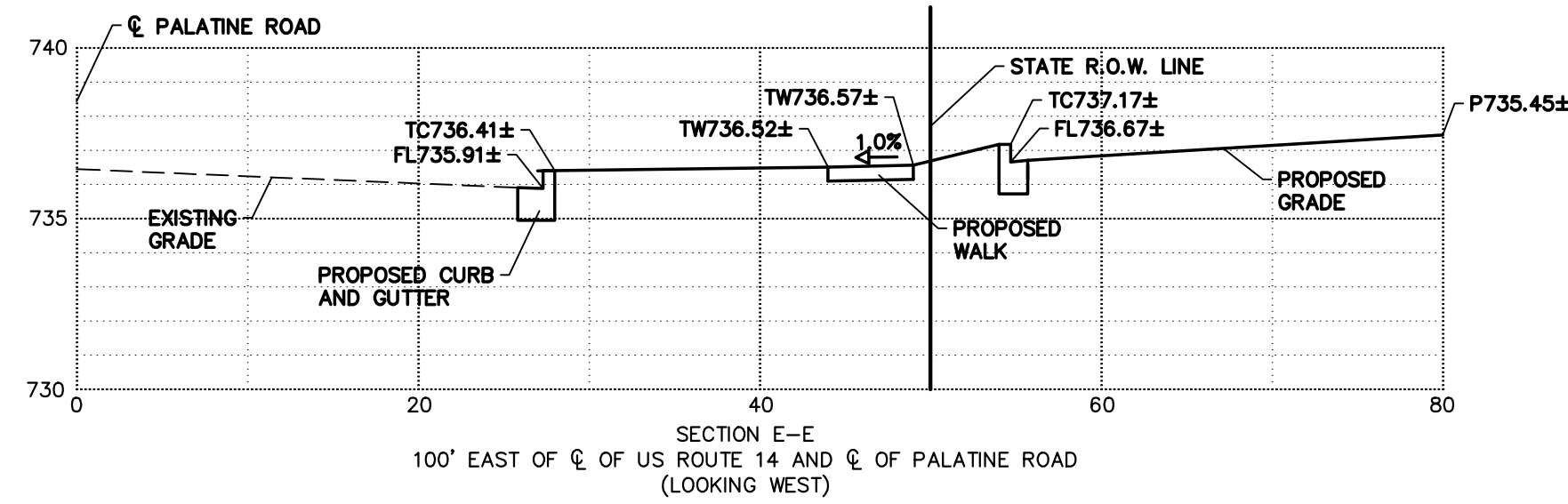
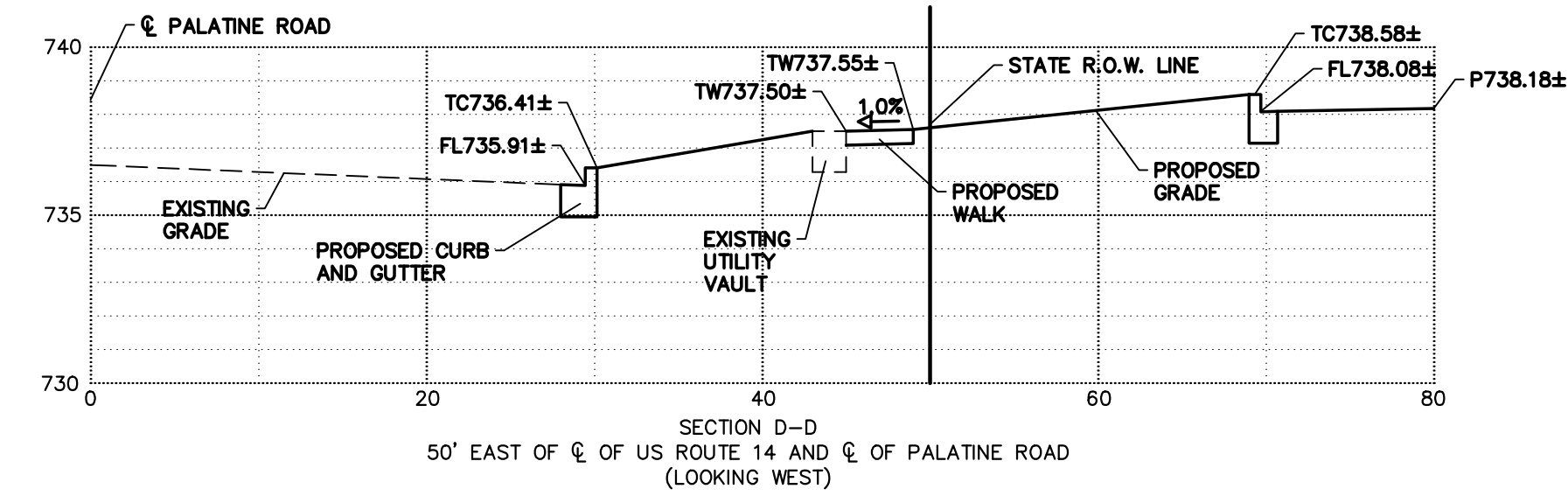
CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: SEPTEMBER 13, 2019
SCALE: NONE
PROJECT NO.: 19-063



Prepared By:

Prepared For:
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

NO.	REVISIONS	DATE
1	NOT IN PLAN SET	10/4/19
2	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19	12/13/19
3	NONE	01/17/2020
4	NONE	02/17/2020
5	NONE	02/26/2020



NO.	DATE	REVISIONS
1	10/4/19	NOT IN PLAN SET
2	12/13/19	PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19
3	01/17/2020	NONE
4	02/17/2020	NONE
5	02/26/2020	NONE

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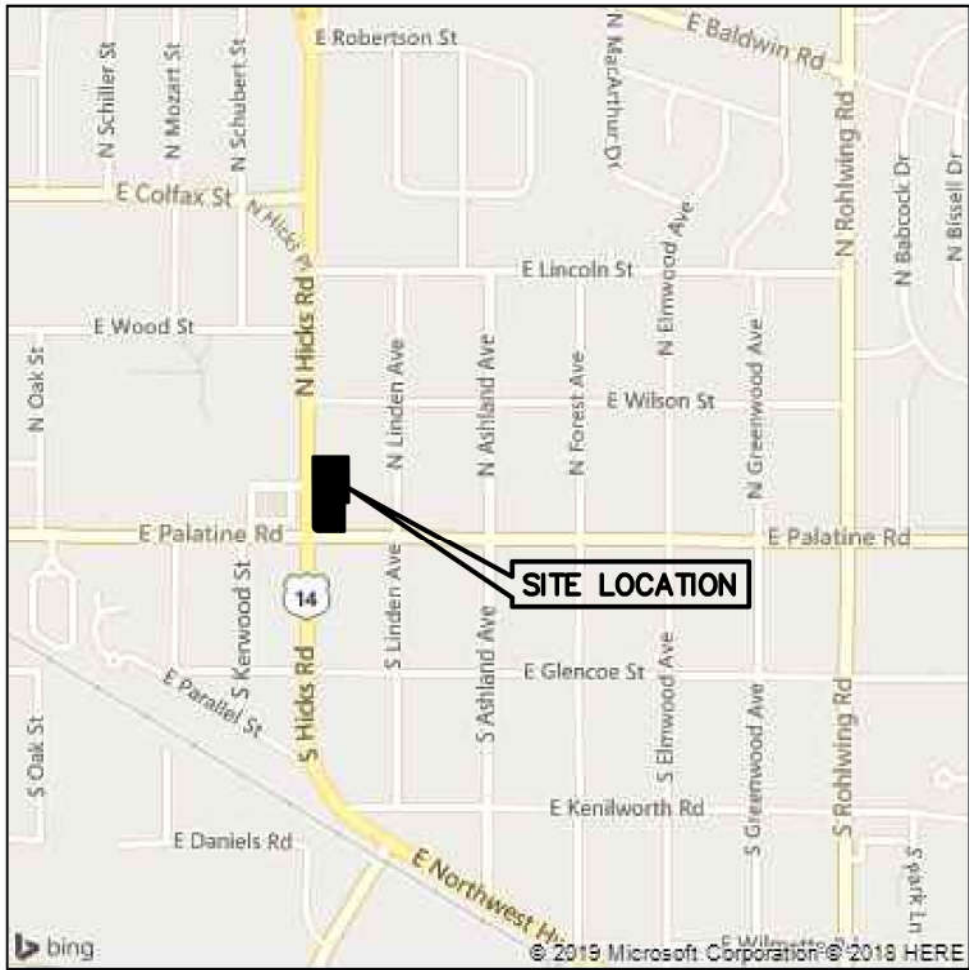


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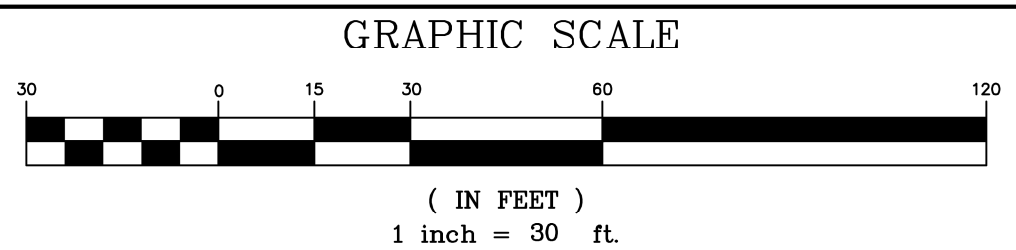
IDOT STATE ROW CROSS SECTIONS

C-18

IDOT STATE ROW CROSS SECTIONS



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

PER TITLE COMMITMENT 19GNW157043RM, SHOWN HEREON AS:

PARCEL 1:
LOTS 12, 13, AND 14 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTH WEST HIGHWAY ADDITION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

PARCEL 2:
THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PER TITLE COMMITMENT CH17063326S, SHOWN HEREON AS:

PARCEL 1A:
LOTS 10 AND 11 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

A NON-EXCLUSIVE PERMANENT EASEMENT GRANTED IN DEED RECORDED JANUARY 24, 1963 AS DOCUMENT 1870478S, RUNNING WITH THE LAND, FOR THE BENEFIT OF THE ABOVE DESCRIBED PREMISES AND FOR THE BENEFIT OF GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, TO CROSS AND RE-CROSS ON FOOT OR BY VEHICLES THE FOLLOWING DESCRIBED PREMISES, (WHICH ARE IMMEDIATELY EAST OF AND ADJACENT TO THE HEREINAFORE DESCRIBED PREMISES) AND TO CONSTRUCT AND MAINTAIN THEREON CONCRETE, BLACKTOP OR EQUIVALENT PAVING AND TO CONSTRUCT AND MAINTAIN DRIVEWAY APPROACHES PAVED WITH CONCRETE, BLACKTOP OR EQUIVALENT MATERIAL FROM THE SOUTH LINE OF THE FOLLOWING DESCRIBED PREMISES TO THE PAVEMENT IN CHICAGO AVENUE WHICH PUBLIC STREET ADJONS THE SOUTH LINE OF THE FOLLOWING DESCRIBED PREMISES AND TO CONSTRUCT, MAINTAIN, OPERATE AND REPAIR OR REMOVE A FLOODLIGHT POLE BASE AND FLOODLIGHT POLE AND LIGHT FIXTURES TOGETHER WITH THE NECESSARY UNDERGROUND WIRING AND APPURTENANCES. SAID EASEMENT IS GRANTED OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE NORTH ALONG THE WEST LINE OF LOT 9 A DISTANCE OF 25 FEET TO A POINT, THENCE RUNNING SOUTHEAST IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 9 WHICH IS 25 FEET EAST OF THE POINT OF BEGINNING, RUNNING

THENCE WEST ALONG THE SOUTH LINE OF LOT 9 A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

PER TITLE COMMITMENT 6718218, SHOWN HEREON AS:

PARCEL 1B
LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH & COMPANY PALATINE NORTHWEST HIGHWAY ADDITION TO THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

GRID NORTH

VICINITY MAP

NO SCALE

SCHEDULE B EXCEPTIONS:

PER TITLE COMMITMENT 19GNW157043RM, SHOWN HEREON AS:

[G] EASEMENT CREATED IN PLAT FOR BENEFIT OF VILLAGE OF PALATINE TO MAINTAIN POLES FOR LIGHT AND TELEPHONE ON REAR 10 FEET OF ALL LOTS IN SUBDIVISION AFORESAID AND ACCESS THERETO. (PARCEL 1)

[E] A 40 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION. (PARCEL 2)

SCHEDULE B EXCEPTIONS A, D, I, K, F, H AND J ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

PER TITLE COMMITMENT CH17063326S, SHOWN HEREON AS:

[A] TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN DEED RECORDED JANUARY 24, 1963 AS DOCUMENT 1870478S AND THE RIGHTS GRANTED THEREIN.

[B] RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

[C] RIGHTS OF THE PUBLIC AND QUAS-PUBLIC UTILITIES FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES.

[D] RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.

SCHEDULE B EXCEPTIONS J, G, A, E, AND F ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

PER TITLE COMMITMENT 6718218, SHOWN HEREON AS:

[I] EASEMENT CREATED IN PLAT TO BENEFIT OF VILLAGE OF PALATINE TO MAINTAIN POLES FOR LIGHT AND TELEPHONE ON REAR 10 FEET OF THE LAND, WITH ACCESS THERETO.

[B] GRANT FROM LOUISE S. STANGE TO THE ILLINOIS BELL TELEPHONE COMPANY DATED MAY 2, 1946 AND RECORDED AUGUST 9, 1946 AS DOCUMENT 13866100 THE RIGHT AND EASEMENT TO CONSTRUCTION IN, UNDER AND ACROSS PROPERTY WITH THE RIGHT AND ACCESS THERETO MAINTAIN THE SAME.

[D] GRANT OF EASEMENT AS CONTAINED IN WARRANTY DEED RECORDED JANUARY 24, 1963 AS DOCUMENT 1870478S FROM ALBERT C. PETERS AND LILLIAN J. PETERS, HIS WIFE, TO MORIL OIL COMPANY, INC., ITS SUCCESSORS, ASSIGNS, TENANTS, AGENTS, EMPLOYEES, GUESTS AND INVITEES TO CROSS AND RE-CROSS ON FOOT OR BY VEHICLE THE FOLLOWING DESCRIBED PREMISES AND TO CONSTRUCT AND MAINTAIN THEREON CONCRETE, BLACKTOP OR EQUIVALENT PAVING AND TO CONSTRUCT AND MAINTAIN DRIVEWAY APPROACHES PAVED WITH CONCRETE, BLACKTOP OR EQUIVALENT MATERIAL FROM THE SOUTH LINE OF THE FOLLOWING DESCRIBED PREMISES TO THE PAVEMENT IN CHICAGO AVENUE WHICH PUBLIC STREET ADJONS THE SOUTH LINE OF THE FOLLOWING DESCRIBED PREMISES AND TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR OR REMOVE A FLOODLIGHT POLE BASE AND FLOODLIGHT POLE AND LIGHT FIXTURES TOGETHER WITH THE NECESSARY UNDERGROUND WIRING AND APPURTENANCES. SAID EASEMENT IS GRANTED OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY PALATINE NORTHWEST HIGHWAY ADDITION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE NORTH ALONG THE WEST LINE OF LOT 9 A DISTANCE OF 25 FEET TO A POINT, THENCE RUNNING SOUTHEAST IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 9 WHICH IS 25 FEET WEST OF THE POINT OF BEGINNING, RUNNING THENCE WEST ALONG THE SOUTH LINE OF LOT 9 A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SCHEDULE B EXCEPTIONS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 AND 20 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

* NOT PLOTTABLE

NOTES:

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 6718218 ISSUED BY FREEDOM TITLE CORPORATION HAVING AN EFFECTIVE DATE OF JUNE 19, 2019 AND COMMITMENT NUMBER CH1703326S ISSUED BY FIDELITY NATIONAL TITLE HAVING AN EFFECTIVE DATE OF MAY 23, 2019 AND COMMITMENT NUMBER 19GNW157043RM ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JANUARY 6, 2019, AND PRINT DATE OF 06/21/19.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
- THIS SITE FALLS WITHIN "OTHER AREAS: AREA OF MINIMAL FLOOD HAZARD, ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031C0181, HAVING A REVISED DATE OF AUGUST 19, 2008.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 09/13/19.
- THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF A1162770. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAKE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A1162987. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
- IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
- IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN ACCORDANCE WITH TABLE A ITEMS 18, NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY.

[B(A)] 9. THERE WERE NO DRAINAGE TILE MARKINGS OBSERVED. DITCHES ARE BASED ON OBSERVATIONS AT THE TIME OF THE SURVEY. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.

[E] 10. A 40 FOOT BUILDING LINE FOR THE SURVEYED PROPERTY IS NOT DRAWN OR SHOWN, AND IS ALSO EXCEPTED BY A NOTE, ON THE PLAT OF SUBDIVISION. NOT PLOTTABLE.

[B] 11. DOCUMENT NO. 13866100 GRANTS AN EASEMENT "ADJACENT TO THE EAST PROPERTY LINE OF LOT 9, BLOCK 4", BUT DOES NOT DIMENSION THE EASEMENT. NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
 - CONCRETE MONUMENT
 - + CROSS IN CONCRETE
 - ⊙ MANHOLE
 - ⊙ STORM STRUCTURE
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEANOUT
 - ⊙ FLARED END SECTION
 - ⊙ TRANSFORMER PAD
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC MARKER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ UTILITY POLE W/TSF
 - ⊙ GUY POLE
 - ⊙ OVERHEAD TRAFFIC SIGNAL
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - ⊙ LIGHT
 - ⊙ LIGHT POLE
 - ⊙ HAND HOLE
 - ⊙ VALVE VAULT
 - ⊙ FIRE HYDRANT
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ SIAMENSE WATER CONNECTION
 - ⊙ WATER MARKER
 - ⊙ WATER METER
 - ⊙ VALVE BOX
 - ⊙ B/BOX
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE NETWORK INTERFACE
 - ⊙ TELEPHONE MARKER
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE TELEVISION PEDESTAL
- ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ GAS MARKER
 - ⊙ DOWN SPOUT
 - ⊙ BORING HOLE
 - ⊙ MONITORING WELL
 - ⊙ GATE POST
 - ⊙ BOLLARD POLE
 - ⊙ SIGN
 - ⊙ FLAG POLE
 - ⊙ MAILBOX
 - ⊙ SANITARY SEWER
 - ⊙ STORM SEWER
 - ⊙ WATER MAIN
 - ⊙ GAS MAIN
 - ⊙ ELECTRIC LINE
 - ⊙ OVERHEAD WIRES
 - ⊙ TELEPHONE LINE
 - ⊙ CONFERIOUS TREE
 - ⊙ W/APPROX. DIAMETER
 - ⊙ DECIDUOUS TREE
 - ⊙ W/APPROX. DIAMETER
 - ⊙ MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
 - ⊙ ELEVATION
 - ⊙ BITUMINOUS PAVEMENT
 - ⊙ CONCRETE SURFACE
 - ⊙ DEPRESSED CURB
 - ⊙ BRICK SURFACE
 - ⊙ LANDSCAPE AREA
 - ⊙ STONE SURFACE
 - ⊙ DETECTABLE TACTILE WARNING SURFACE
 - ⊙ WOOD FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ METAL FENCE
 - ⊙ METAL GUARDRAIL
 - ⊙ OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
BC = BACK OF CURB
BD = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
E.W. = EDGE OF WALK
TW = TOP OF WALL
P.P. = FINISHED FLOOR
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
S.L. = SHORE LINE
TSF = TRANSFORMER
B = PAVERS
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

— LIMITS OF LAND PER LEGAL DESCRIPTION
— ADJACENT LAND
— PARCEL LINE
— EASEMENT LINE
— CENTERLINE
— BUILDING SETBACK LINE
— SECTION LINE
— EXISTING CONTOUR

STRIPED PARKING DATA
REGULAR SPACES = 24
ACCESSIBLE SPACES = 1
TOTAL SPACES = 25

AREA SUMMARY
(TO HEAVY LINES)
66,579 SQUARE FEET
OR
1.528 ACRES
(BASED ON MEASURED VALUES)

CERTIFICATION

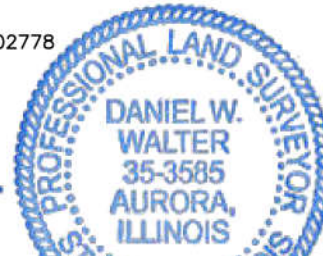
TO: FREEDOM TITLE CORPORATION; CHICAGO TITLE INSURANCE COMPANY; AND FIDELITY NATIONAL TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 7(C), 10, 11, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 10, 2019.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF FIELD OR MAP: MAY 20, 2019

BY: *Daniel W. Walter*
DANIEL W. WALTER
ILL. PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/20



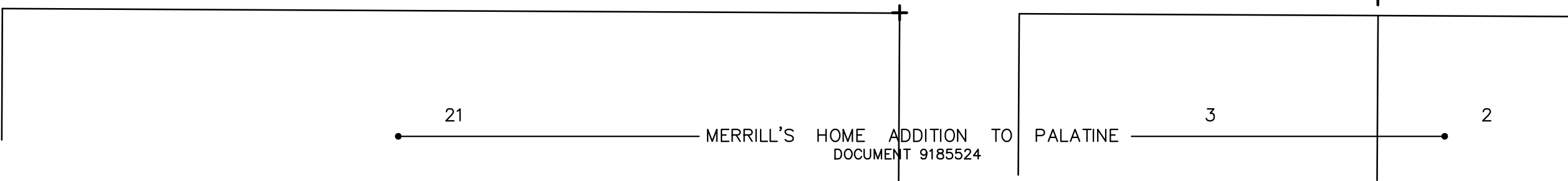
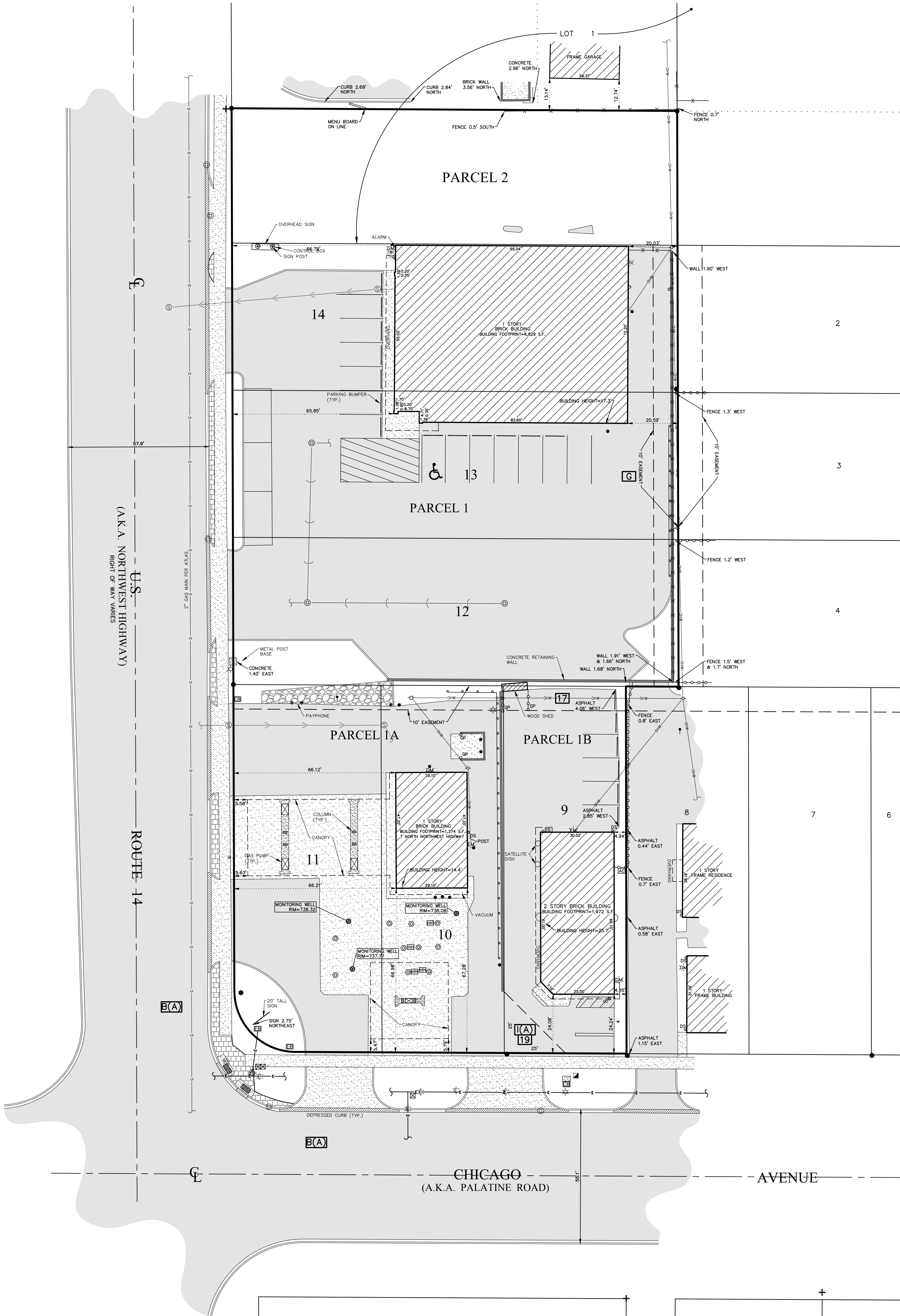
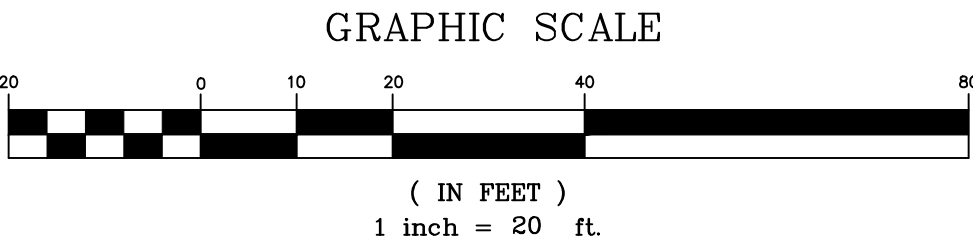
UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



Know what's below.
Call before you dig.

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



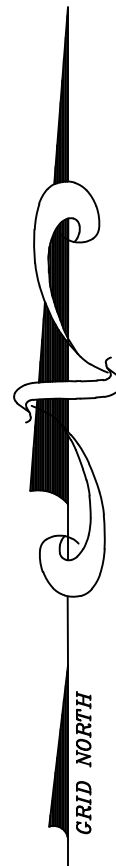
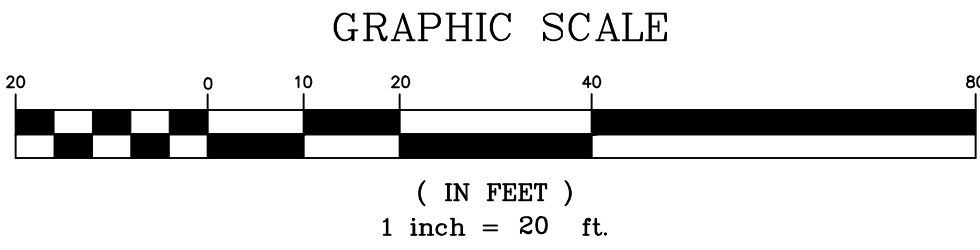
G:\PSDATA\2019PROJECTS\19.0121\19.0121LTS-TOPO.DWG

2 OF 3	SCALE: 1" = 20'	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT 7 NORTH NORTHWEST HIGHWAY Palatine, Illinois CLIENT VEQUITY 400 N. State Street, Suite 400 Chicago, Illinois 60654	DATE: 5-20-19 PC CS DRAWN BY TFS CHECKED BY DW BOOK 543 PG 43		
				NO.	REVISIONS	DATE BY
				1.	PER REVISED TITLE COMMITMENTS	7-2-19 BT

UTILITY STATEMENT
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PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT
PHYSICALLY LOCATED THE UNDERGROUND LINES.

811
Know what's below.
Call before you dig.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



BENCHMARKS

REFERENCE BENCHMARK:
NAD 83 DESIGNATION - 6E
PID - DM3905

THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NORTHEAST OF PALATINE. OWNERSHIP—ROAD RIGHT-OF-WAY TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FT (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK.

DATUM: NAVD83
ELEVATION = 719.51

SITE BENCHMARKS:

SITE BENCHMARK 1
SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY, (EAST SIDE OF NORTH NORTHWEST HIGHWAY)
ELEVATION = 742.45

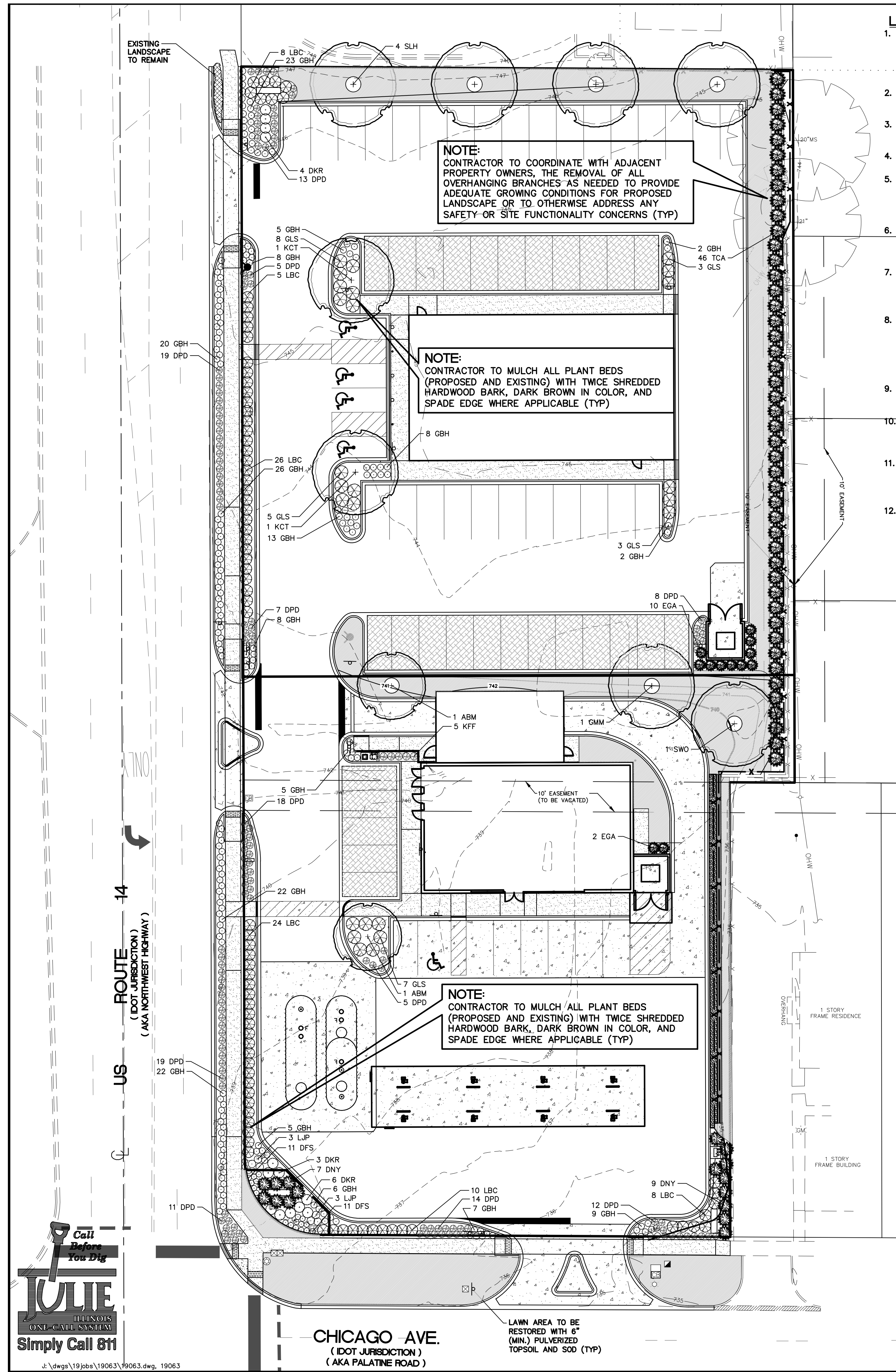
SITE BENCHMARK 2
SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHWEST CORNER OF SITE.
ELEVATION = 735.10

21 MERRILL'S HOME ADDITION TO PALATINE 3 2

G:\PSDATA\2019PROJECTS\19.0121\19.0121LTS-TOPO.DWG

PROJECT 7 NORTH NORTHWEST HIGHWAY Palatine, Illinois	DATE: 5-20-19 PC CS DRAWN BY TFS CHECKED BY DW BOOK 543 PG 43	NO. REVISIONS 1. PER REVISED TITLE COMMITMENTS	DATE BY 7-2-19 BT	UTILITY STATEMENT THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.
CLIENT VEQUITY 400 N. State Street, Suite 400 Chicago, Illinois 60654				
COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM				
3 OF 3 SCALE: 1" = 20' PROJ. NO.: 19.0121				





LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLAN.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOD AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
(630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

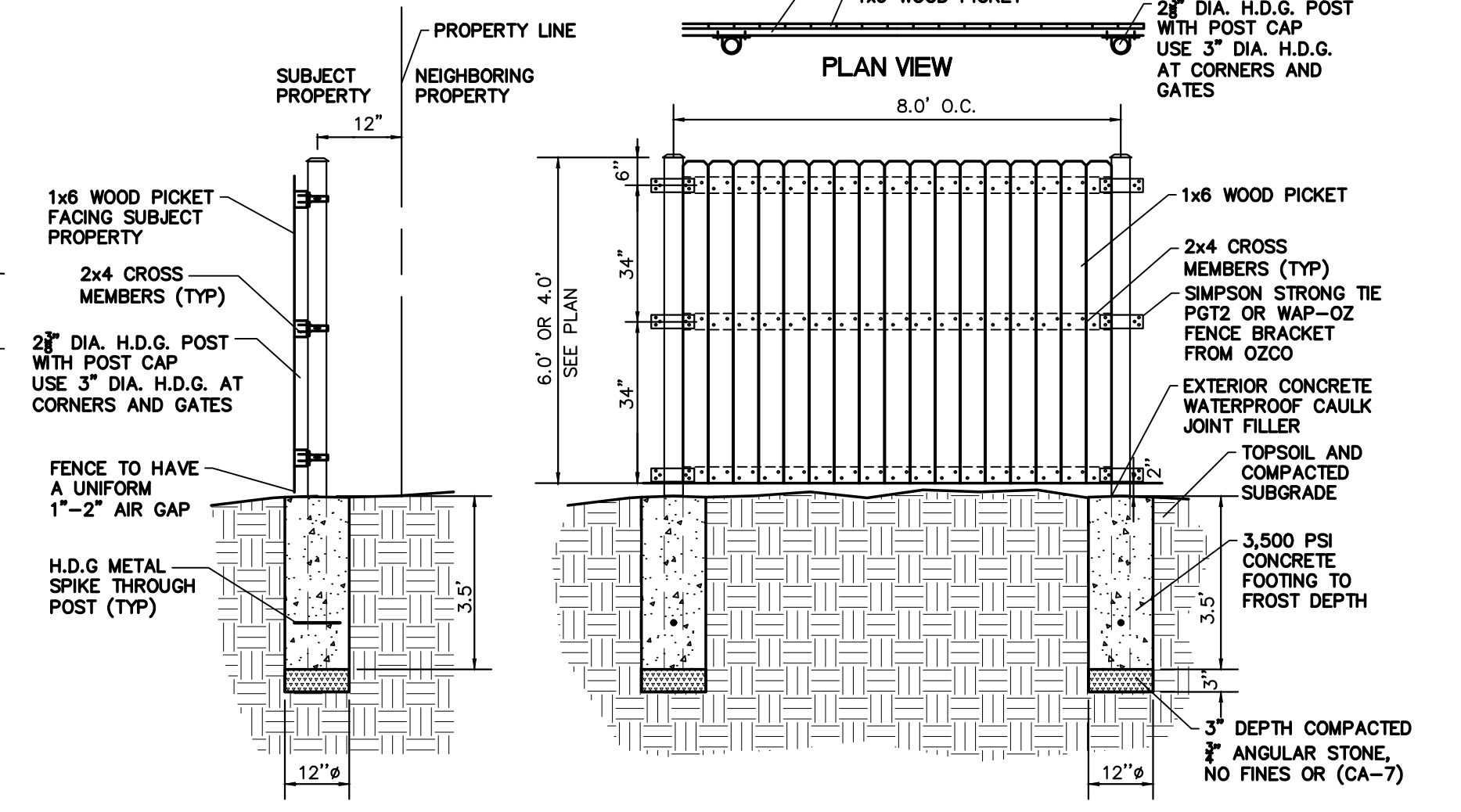
NORTH LOT	
REGULAR SPACES	44
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	46
SOUTH LOT	
REGULAR SPACES	12
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	13

SITE DATA

LOT AREA	=	66,579 S.F. (1.53 AC.)
IMPERVIOUS AREA	=	53,898 S.F. (1.24 AC.)(81%)
PERVIOUS AREA	=	12,681 S.F. (0.29 AC.)(19%)
BUILDING A AREA	=	4,192 S.F.
BUILDING B AREA	=	3,010 S.F.

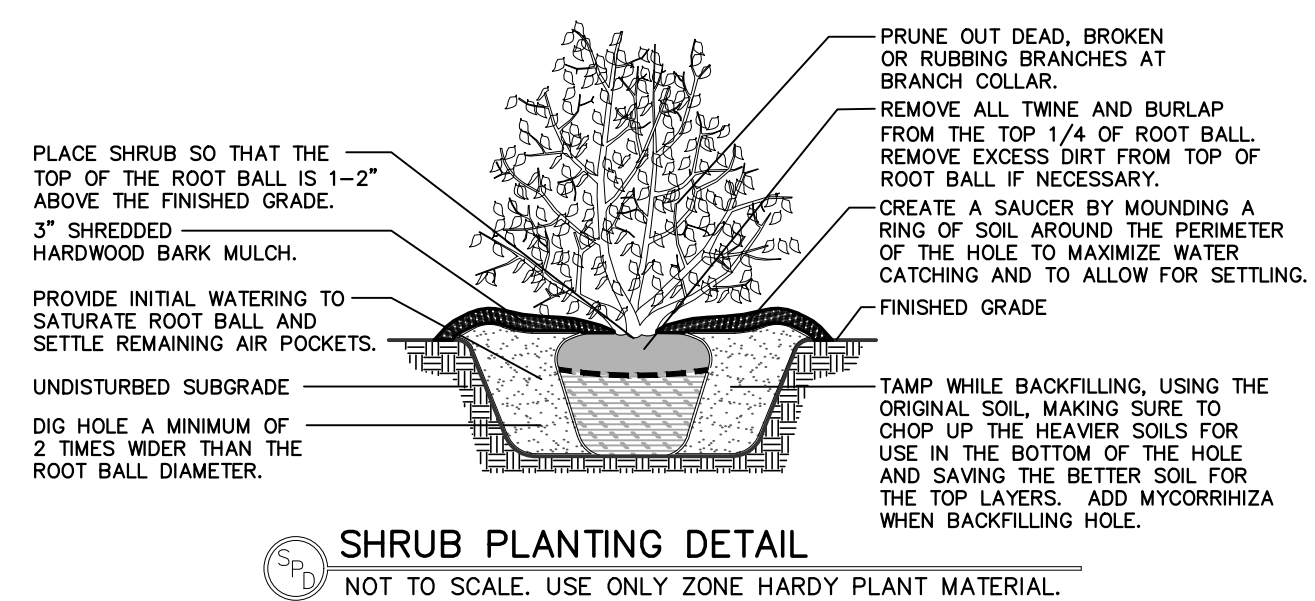
PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
1	GMM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal.
2	ABM	Acer x fremanii 'Jeffersred'	Autumn Blaze Maple	2 1/2" Cal.
4	SLH	Gleditsia triacanthos var. 'Inermis' 'Skyline'	Skyline Honeylocust	2 1/2" Cal.
2	KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.
1	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
12	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'
46	TCA	Thuja occidentalis 'Techny'	Techny Arborvitae	6'
FLOWERING AND EVERGREEN SHRUBS				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
81	LBC	Aronia melanocarpa 'UCONNAM166'	Low Shrub Hedge Black Chokeberry	2 Gal.
25	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
13	DKR	Rosa 'Radiko'	Double Knock Out Rose	3 Gal.
16	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS				
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
6	LIP	Eupatorium dubium 'Little Joe'	Little Joe Dwarf Joe Pye Weed	1 Gal.
22	DFS	Helopsis helianthoides 'Tuscan Sun'	Tuscan Sun False Sunflower	1 Gal.
189	GBH	Hemerocallis 'Going Bananas'	Going Bananas Daylily	1 Gal.
5	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
137	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.

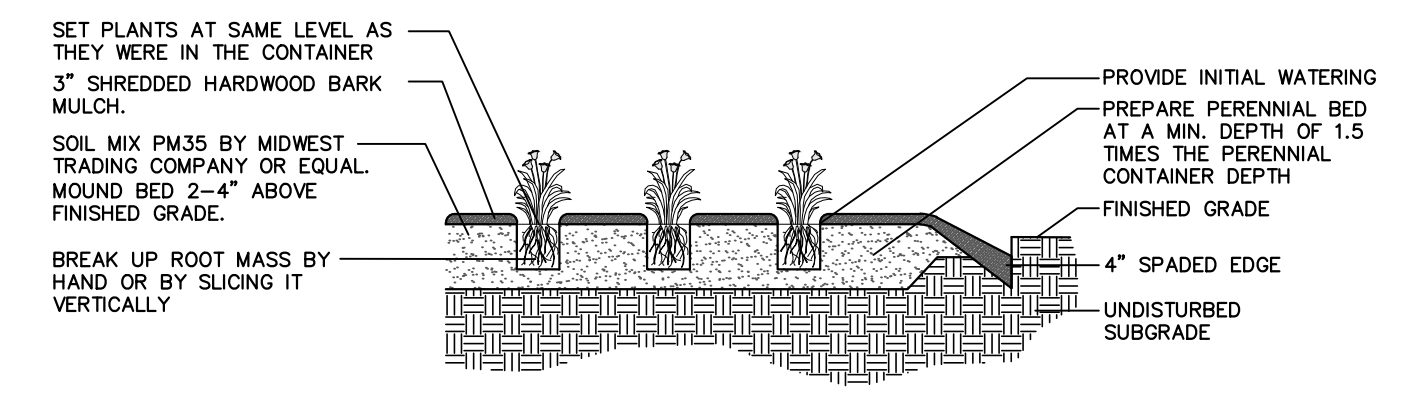


BOARD-ON-BOARD SOLID WOOD FENCE

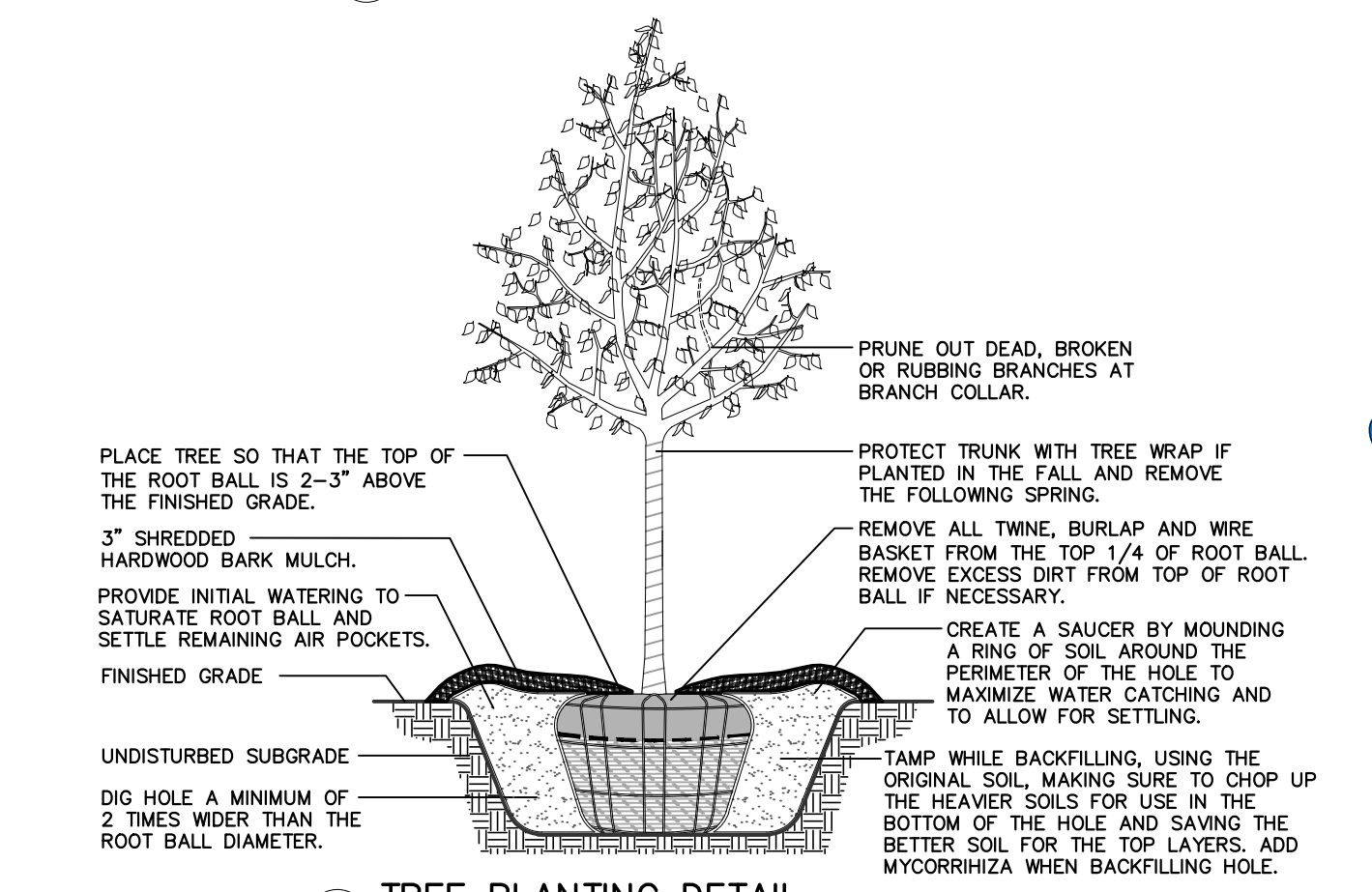
- NOTES:**
1. ALL PICKETS SHALL BE FASTENED WITH THE BARK SIDE FACING OUT.
 2. ALL FENCE MATERIALS ARE TO BE #2 GRADE OR BETTER WESTERN RED CEDAR WITH MINIMAL KNOTS.
 3. DO NOT USE WOOD WITH KNOTS OCCURRING ON AN EDGE.
 4. ALL METAL FIXTURES AND FASTENERS SHALL BE HOT DIPPED GALVANIZED, (H.D.G.) OR STAINLESS STEEL.
 5. 4" TALL FENCE REQUIRES ONLY TOP AND BOTTOM CROSS MEMBERS 2" FROM BOTTOM AND 4" FROM TOP OF PICKETS



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



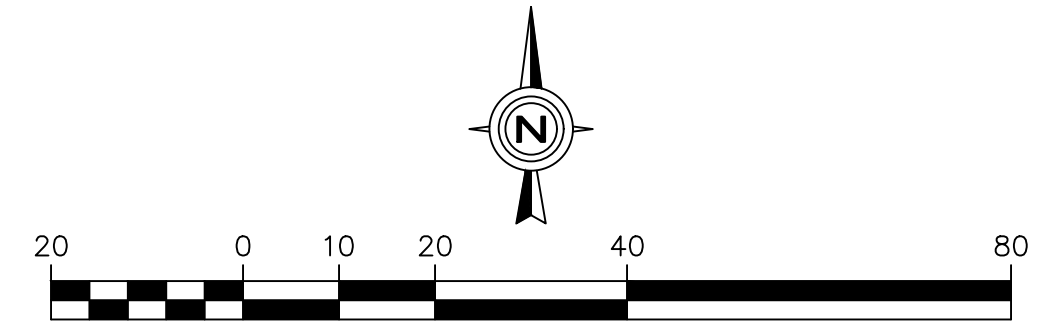
PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA



LANDSCAPE PLAN

REVISIONS

NO.	DATE	REVISIONS
1	10/4/19	PER CLIENT REVIEW
2	12/13/19	PER VILLAGE REVIEW
3	03/17/2020	ADDITION OF VILLAGE TAINING AREA
4	02/17/2020	NONE
5	02/26/2020	PER SITE PLAN CHANGES

Prepared For:

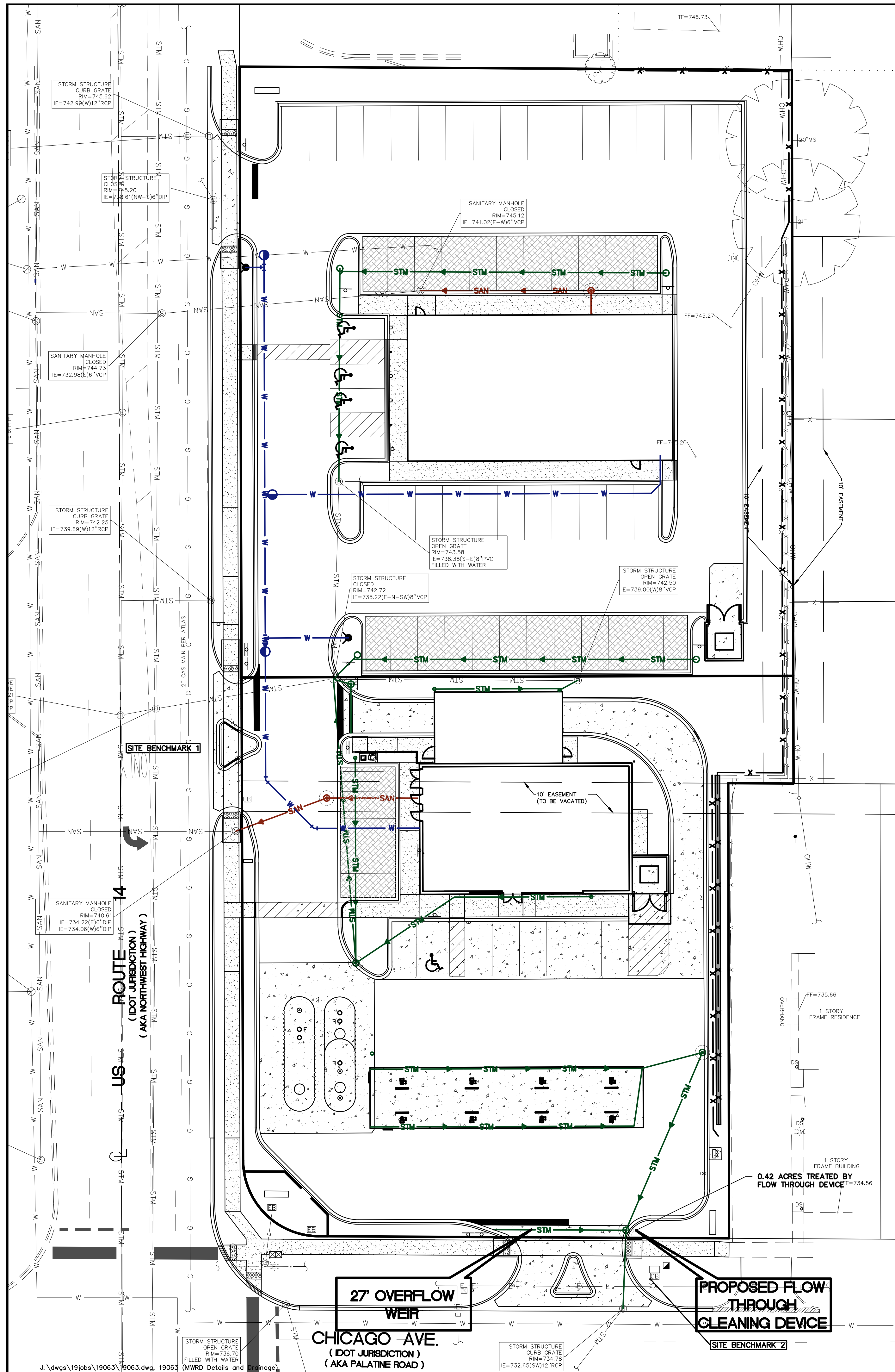
Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

L-1



MWRD SUMMARY

SITE RUNOFF REQUIREMENTS

ONSITE AREA TRIBUTARY TO OVERLAND CONVEYANCE - 1.53 ACRES
UPSTREAM OFF-SITE TRIBUTARY - 0 ACRES
TOTAL TRIBUTARY AREA - 1.53 ACRES

CN IMPERVIOUS AREA - 98
CN PERVIOUS AREA - 74
ADJUSTED CN VALUE - 94

TIME OF CONCENTRATION - 5 MINUTES
DESIGN 100-YEAR PEAK FLOW RATE - 10.19 CFS
OVERLAND CONVEYANCE CAPACITY - 11.34 CFS

CONVEYANCE SYSTEM

SOUTH DRIVEWAY ACTS AS WEIR, 27' IN LENGTH

SITE VOLUME CONTROL REQUIREMENTS

PER MWRD REGULATIONS, STORMWATER DETENTION IS NOT REQUIRED FOR THIS SITE AS THE TOTAL CONTIGUOUS OWNERSHIP IS LESS THAN 3 ACRES. THE DEVELOPMENT INCLUDES A DISTURBED AREA OF GREATER THAN 0.5 ACRES. THEREFORE VOLUME CONTROL IS REQUIRED.

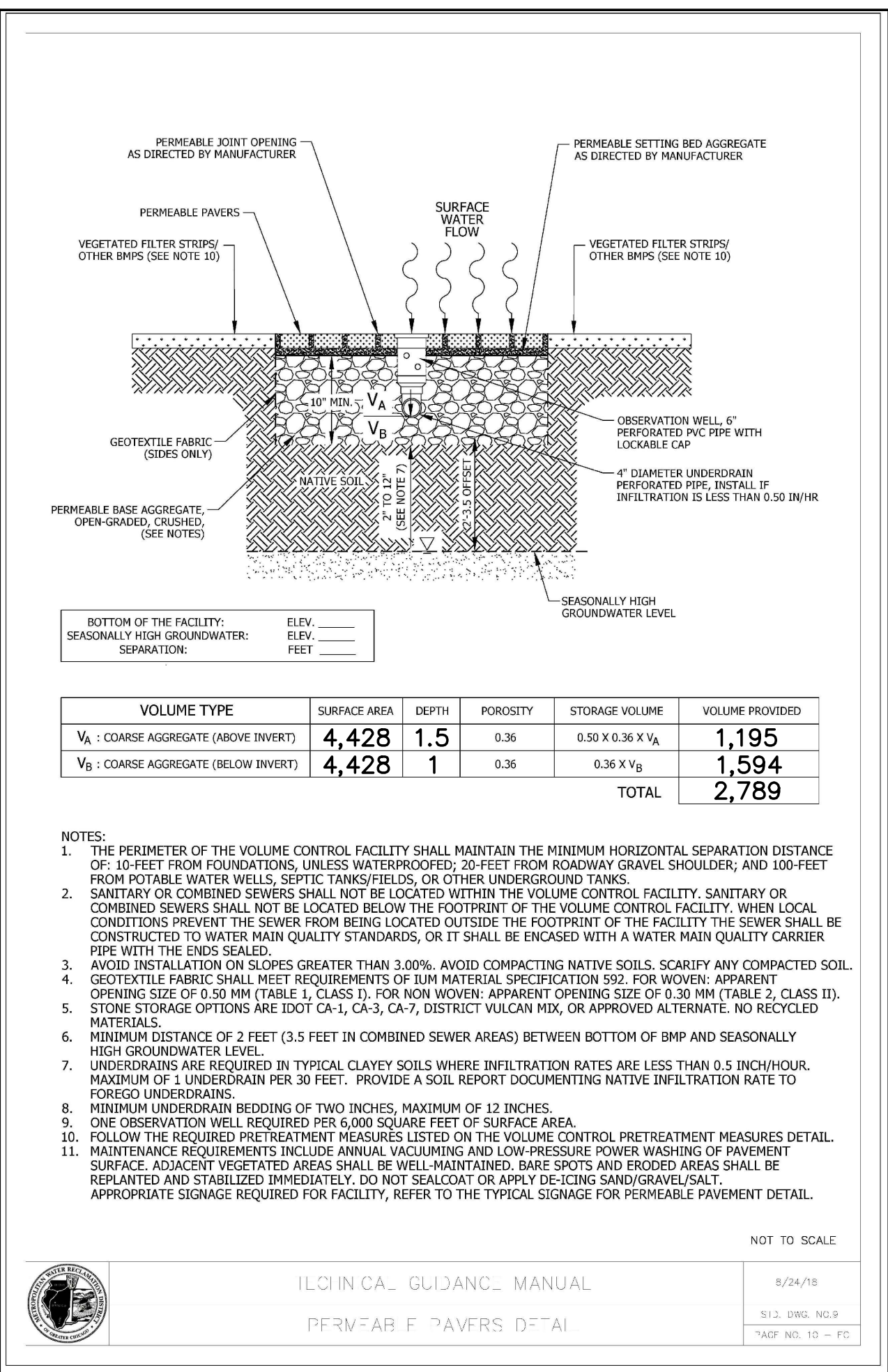
SITE AREA = 66,579 SQ FT (1.53 ACRES)
- PROPOSED IMPERVIOUS AREA = 53,898 SQ FT (1.24 ACRES)
*NEW IMPERVIOUS AREA (NOT BEING MAINTAINED/OR RECEIVING FUEL SPILLS) = 17,800 SQ FT (0.41 ACRES)
- PROPOSED PERVIOUS AREA = 12,681 SQ FT (0.29 ACRES)

CAPTURE DEPTH = 1 INCH
VOLUME REQUIRED = 17,800 X 1/12 = 1,483 CF

PERMEABLE PAVERS:
AREA = 4,428 SQ FT
PROVIDED = 2,789 CF

TOTAL VOLUME PROVIDED > TOTAL VOLUME REQUIRED

PERMEABLE PAVERS ALLOWANCE FOR VOLUME CONTROL



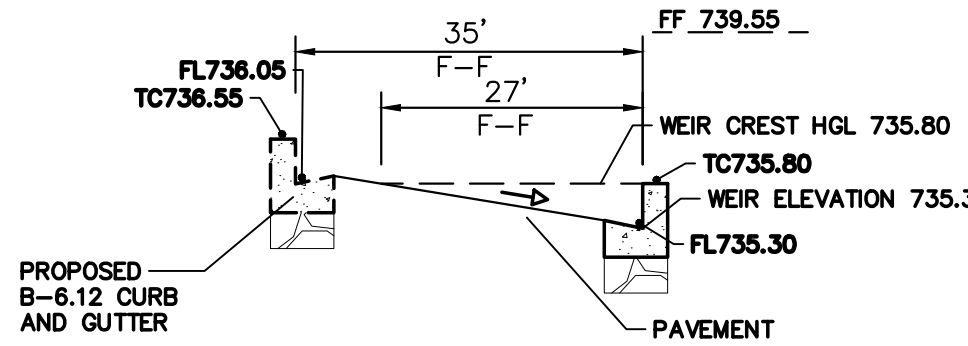
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PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
NGS DESIGNATION - 6E
PID - DM3905
THE STATION IS A SURVEY DISK SET IN THE TOP OF A CONCRETE MONUMENT LOCATED ABOUT 4.2 MI. (6.8 KM) WEST-SOUTHWEST OF WHEELING, 2.3 MI (3.7 KM) NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI (2.4 KM) EAST-NOTHEAST OF PALATINE. OWNERSHIP--ROAD RIGHT-OF-WAY. TO REACH FROM THE INTERSECTION OF STAT HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI (0.8 KM) TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTH ON NORTH WINSTON DRIVE FOR 0.4 MI (0.6 KM) TO EAST ANDERSON DRIVE. TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI (0.4 KM) TO THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FEET (5.2 M) EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FT (0.8 M) WEST OF BACK OF SIDEWALK. NAVD88 ELEVATION = 719.51

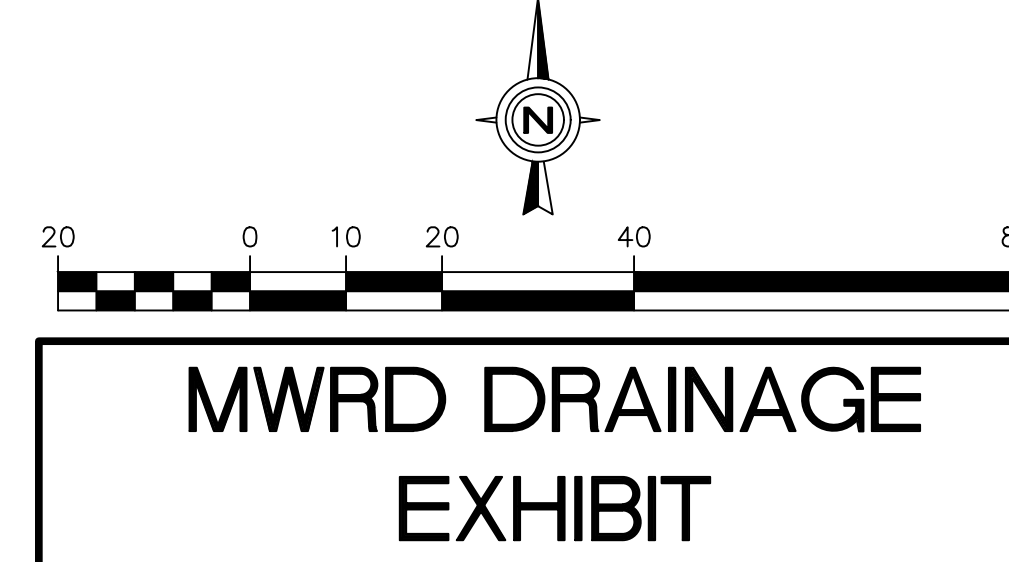
SITE BENCHMARKS
1. SITE BENCHMARK 1 - SQUARE CUT IN THE WEST SIDE OF CONCRETE LIGHT POLE BASE OF THE FIRST LIGHT POLE NORTH OF THE INTERSECTION OF PALATINE ROAD AND NORTH NORTHWEST HIGHWAY. (EAST SIDE OF NORTH NORTHWEST HIGHWAY) ELEVATION = 742.45
2. SITE BENCHMARK 2 - SQUARE CUT IN THE SOUTHWEST CORNER OF CONCRETE BASE OF TRAFFIC SIGNAL CONTROL BOX LOCATED IN THE SOUTHEAST CORNER OF SITE. ELEVATION = 735.10

UTILITY PLAN NOTES:
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

EXISTING SITE DATA	
LOT AREA	= 66,579 S.F. (1.53 AC.)
EXISTING IMPERVIOUS AREA	=
EXISTING PERVIOUS AREA	=
PROPOSED SITE DATA	
LOT AREA	= 66,579 S.F. (1.53 AC.)
IMPERVIOUS AREA	= 53,898 S.F. (1.24 AC.)(81%)
PERVIOUS AREA	= 12,681 S.F. (0.29 AC.)(19%)



SOUTH DRIVEWAY CROSS SECTION
OVERLAND CONVEYANCE WEIR
PROPOSED PROFILE
NOTE: N.T.S.
LOWEST BUILDING FINISHED FLOOR: 739.55
FACING NORTH



DATE
10/4/19
12/13/19
01/17/2020
02/26/2020

REVISIONS
PER CLIENT REVIEW
PER VILLAGE COMMENTS 10/25/19 AND DOT 11/15/19
ADDITION OF VILLAGE TAKING AREA
NONE
NONE

NO.
1
2
3
4
5

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

Natarmark Engineering Resources
2631 Ginger Woods Parkway, Suite 6002
(630) 375-1800 | watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SINAK
DRAWN BY: S. SINAK
DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-063

1 of 1

MWRD DRAINAGE EXHIBIT

[illegible]

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FROM THE AUTHOR.

DRAWN BY:	RP
CHECKED BY:	RP
DATE:	10.08.19
PROJECT No:	19079

7-ELEVEN
7 N. NORTHWEST HIGHWAY
PALATINE, IL 60067
SITE #1042997

SITE PLAN

SHEET

SP-1

OF

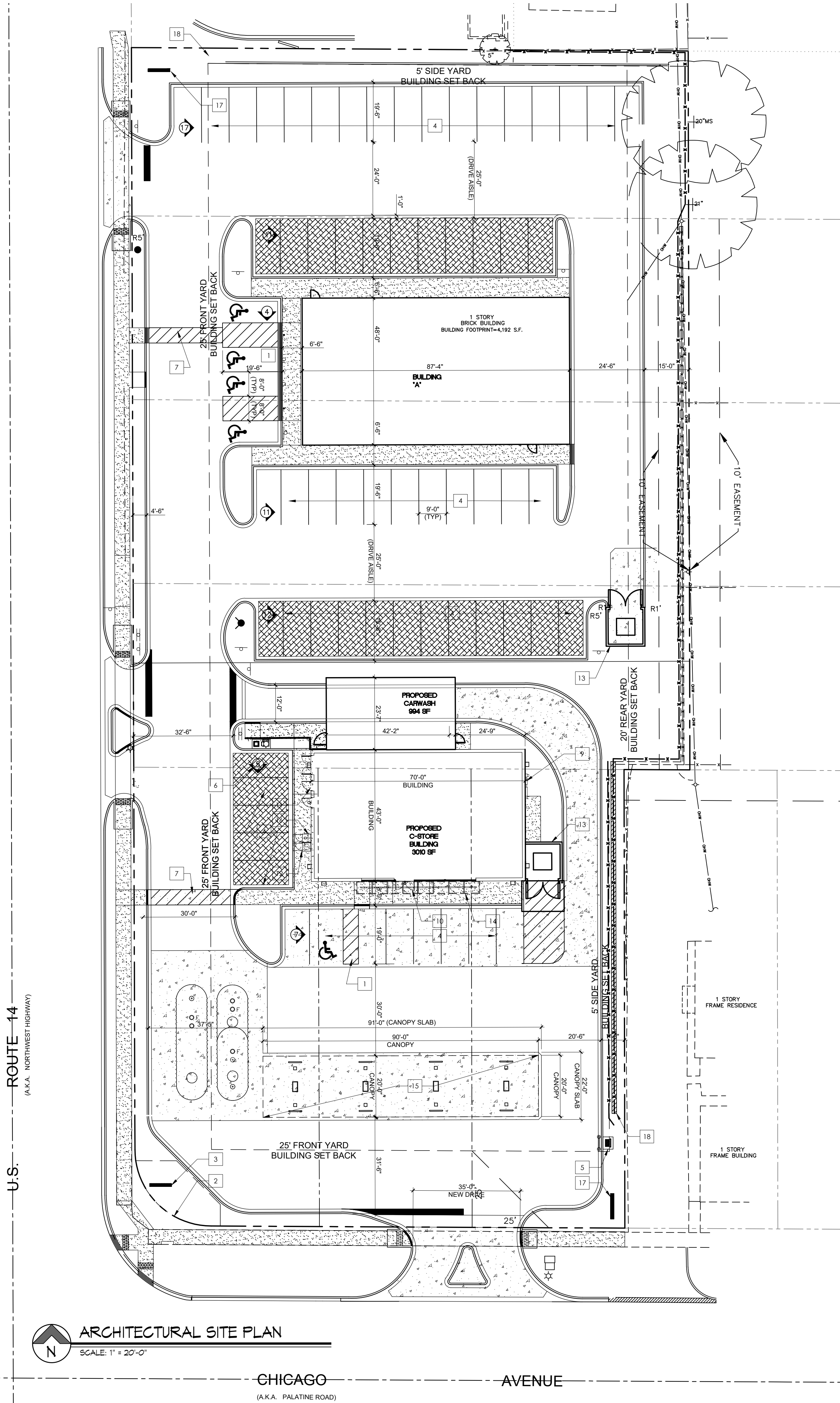
KEYNOTES

1.	HANDICAP STALL AND RAMP; REF CIVIL SHEETS.
2.	PROPERTY LINE. REF CIVIL SHEETS.
3.	7-ELEVEN Pylon SIGN. UNDER SEPARATE PERMIT.
4.	PARKING; REF CIVIL SHEETS.
5.	FUEL VENTS; REF FUELING DRAWINGS FOR LOCATION.
6.	AIR/VAC; REF FUELING DRAWINGS FOR LOCATION.
7.	ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS. REF CIVIL SHEETS.
8.	ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
9.	ELECTRICAL SERVICE: METER, CT CABINET, MDP
10.	MAIN ENTRY DOOR.
11.	EXIT DOOR.
12.	PROPOSED CO2 TANK/CAGE LOCATION (BY 7-ELEVEN)
13.	TRASH ENCLOSURE TO MATCH BUILDING MATERIALS - SEE 3D BUILDING VIEWS
14.	BUILDING ENTRANCE CANOPY (PREFAB ALUMINUM)
15.	FUELING CANOPY
16.	PROPOSED NITROGEN TANKS/CAGE LOCATION (BY 7-ELEVEN).
17.	MULTI-TENANT MONUMENT SITE WITH MASONRY BASE. BASE BY OWNER. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
18.	PROPOSED RETAINING WALL - SEE CIVIL DWGS.

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS
FOR COMPLETE SITE IMPROVEMENTS &
ADDITIONAL INFORMATION.

NOTE:
REFER TO SITE PHOTOMETRIC PLAN AND
ELECTRICAL DWGS FOR SITE LIGHTING
LOCATIONS AND SPECIFICATIONS

SITE DATA	
ZONING:	B2 - GENERAL BUSINESS
USE:	AUTOMOBILE FUELING STATION / MEDICAL OFFICE
SITE AREA: LOT AREA:	1.53 ACRES (66,579 SF) TOTAL
BUILDING SUMMARY: PROPOSED BUILDING FOOTPRINT:	4192 SF (NORTH LOT RETAIL BUILDING) 3010 SF (7-ELEVEN C-STORE) + 994 CARWASH
BUILDING HEIGHT:	21'-4" (NORTH LOT MEDICAL BLDG) 21'-0" (7-ELEVEN C-STORE)
<u>PAVEMENT/SIDEWALK AREA:</u> IMPERVIOUS AREA PERVIOUS AREA	53,898 SF (1.24 AC) (81%) 12,681 SF (.29 AC) (19%)
<u>SETBACKS:</u> FRONT: SIDE: SIDE ABUTTING STREET REAR:	25' REQ'D 5' REQ'D 10' REQ'D 20' REQ'D
<u>PARKING SUMMARY (NORTH LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (14 STALLS) 51 4 55 PROVIDED
<u>PARKING SUMMARY (SOUTH 7-ELEVEN LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (10 STALLS) 11 1 12 PROVIDED



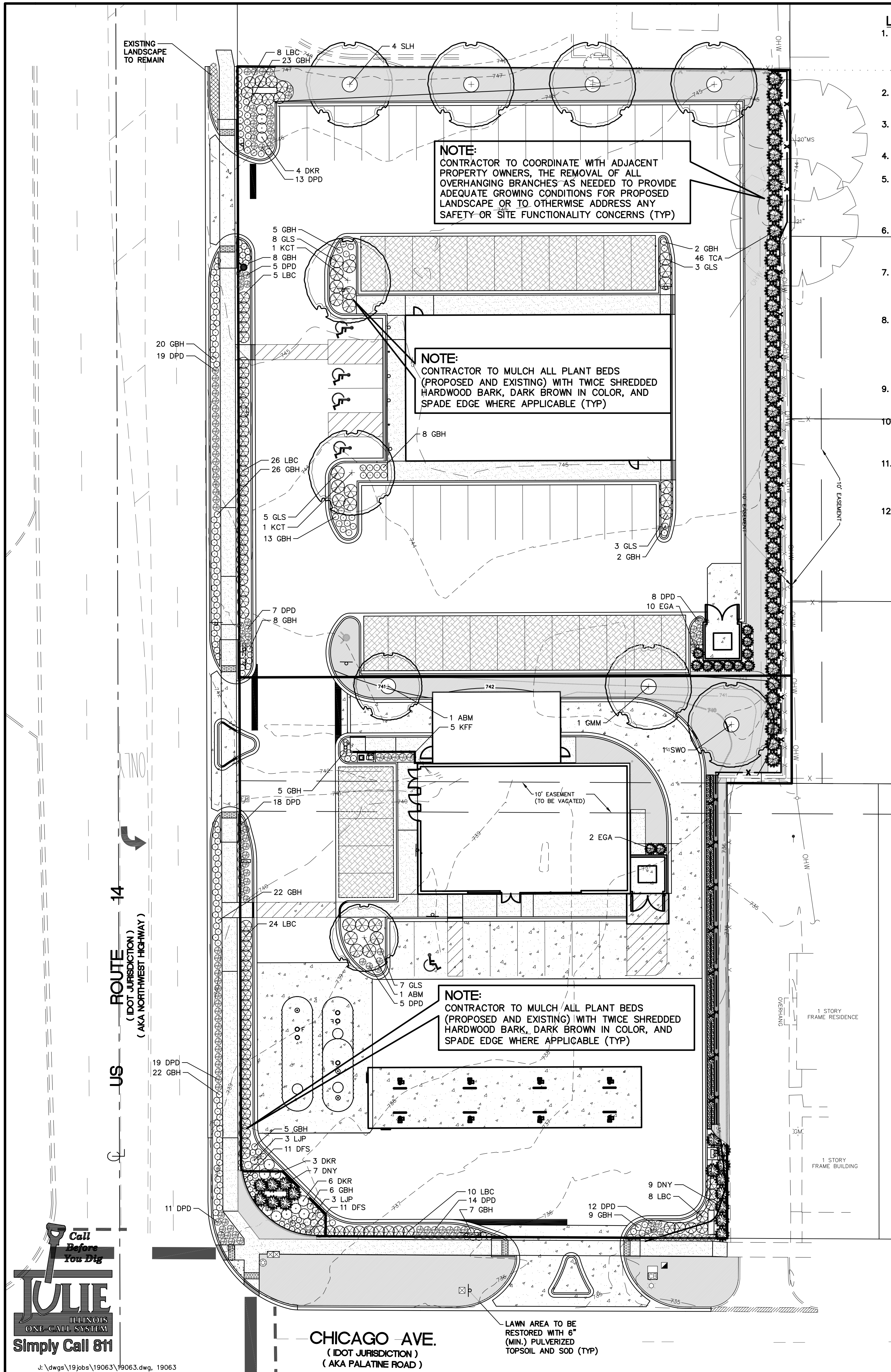
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

~~CHICAGO~~

(A.K.A. PALATINE ROAD)

~~AVENUE~~



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE CROWNED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLAN.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

NORTH LOT	
REGULAR SPACES	44
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	46
SOUTH LOT	
REGULAR SPACES	12
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	13

SITE DATA

LOT AREA	=	66,579 S.F. (1.53 AC.)
IMPERVIOUS AREA	=	53,898 S.F. (1.24 AC.)(81%)
PERVIOUS AREA	=	12,681 S.F. (0.29 AC.)(19%)
BUILDING A AREA	=	4,192 S.F.
BUILDING B AREA	=	3,010 S.F.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

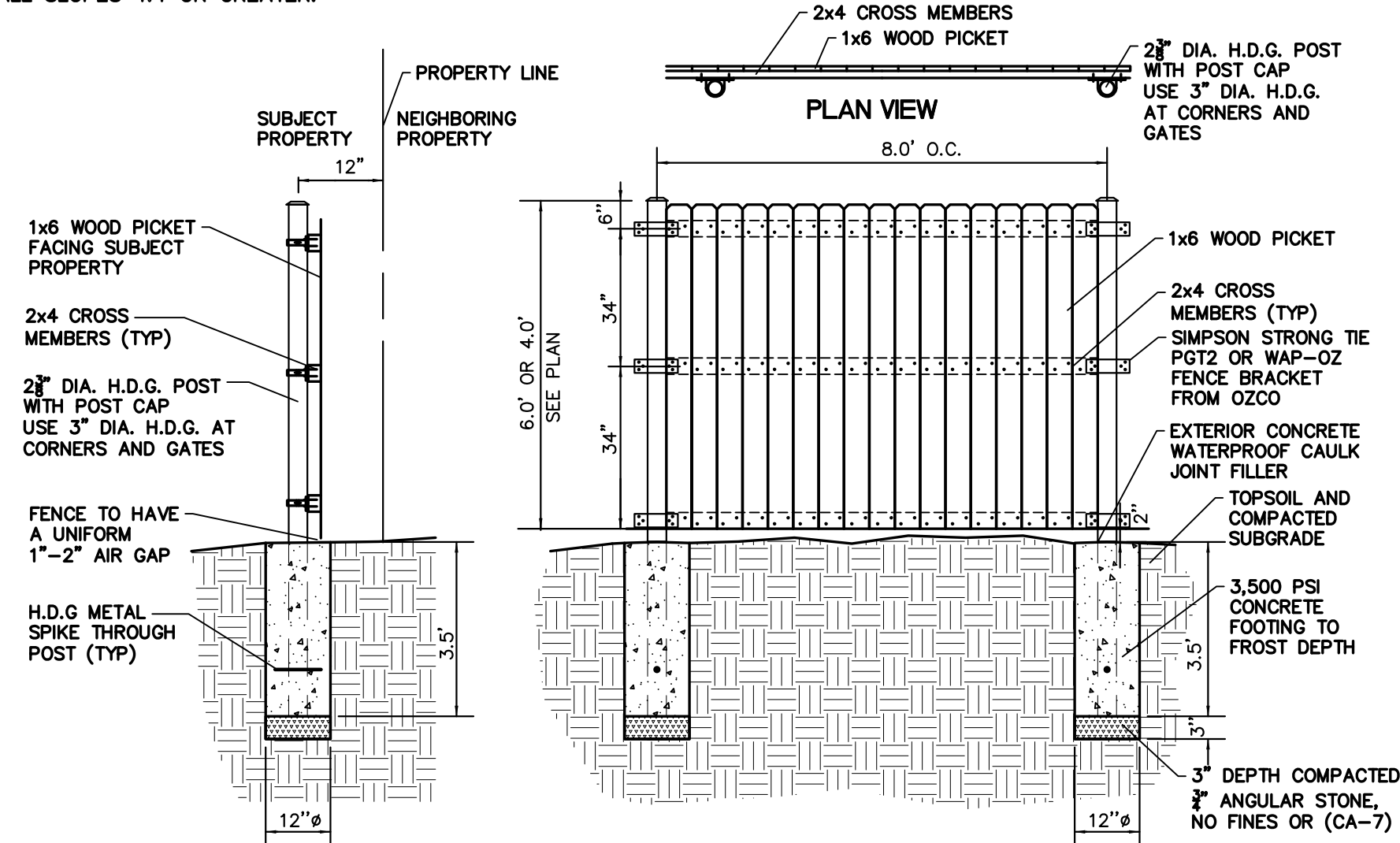
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
1	GMM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal.
2	ABM	Acer x fremantii 'Jeffersred'	Autumn Blaze Maple	2 1/2" Cal.
4	SLH	Gleditsia triacanthos var. 'inermis' 'Skyline'	Skyline Honeylocust	2 1/2" Cal.
2	KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.
1	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
12	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'
46	TCA	Thuja occidentalis 'Techny'	Techny Arborvitae	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
81	LBC	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedge Black Chokeberry	2 Gal.
25	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
13	DKR	Rosa 'Radiko'	Double Knock Out Rose	3 Gal.
16	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

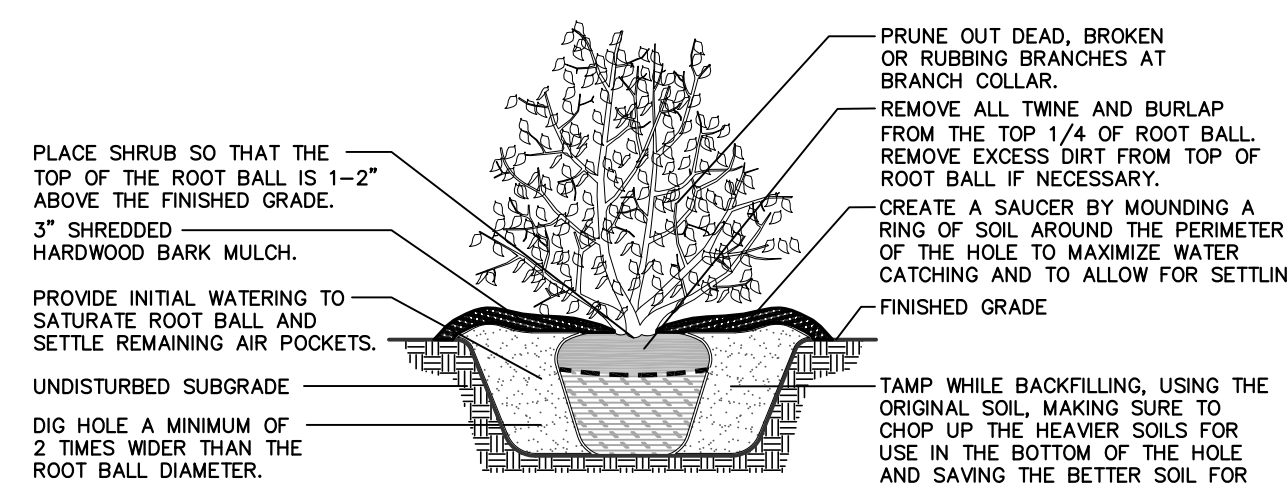
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
6	LIP	Eupatorium dubium 'Little Joe'	Little Joe Dwarf Joe Pye Weed	1 Gal.
22	DFS	Heliopsis helianthoides 'Tuscan Sun'	Tuscan Sun False Sunflower	1 Gal.
189	GBH	Hemerocallis 'Going Bananas'	Going Bananas Daylily	1 Gal.
5	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
137	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.



BOARD-ON-BOARD SOLID WOOD FENCE

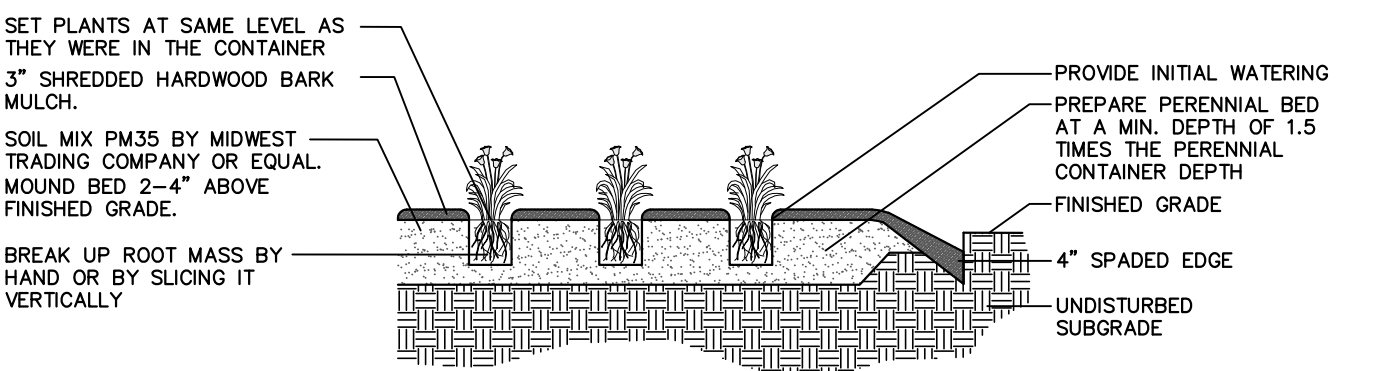
NOTES:

1. ALL PICKETS SHALL BE FASTENED WITH THE BARK SIDE FACING OUT.
2. ALL FENCE MATERIALS ARE TO BE #2 GRADE OR BETTER WESTERN RED CEDAR WITH MINIMAL KNOTS.
3. DO NOT USE WOOD WITH KNOTS OCCURRING ON AN EDGE.
4. ALL METAL FIXTURES AND FASTENERS SHALL BE HOT DIPPED GALVANIZED, (H.D.G.) OR STAINLESS STEEL.
5. 4' TALL FENCE REQUIRES ONLY TOP AND BOTTOM CROSS MEMBERS 2" FROM BOTTOM AND 4" FROM TOP OF PICKETS



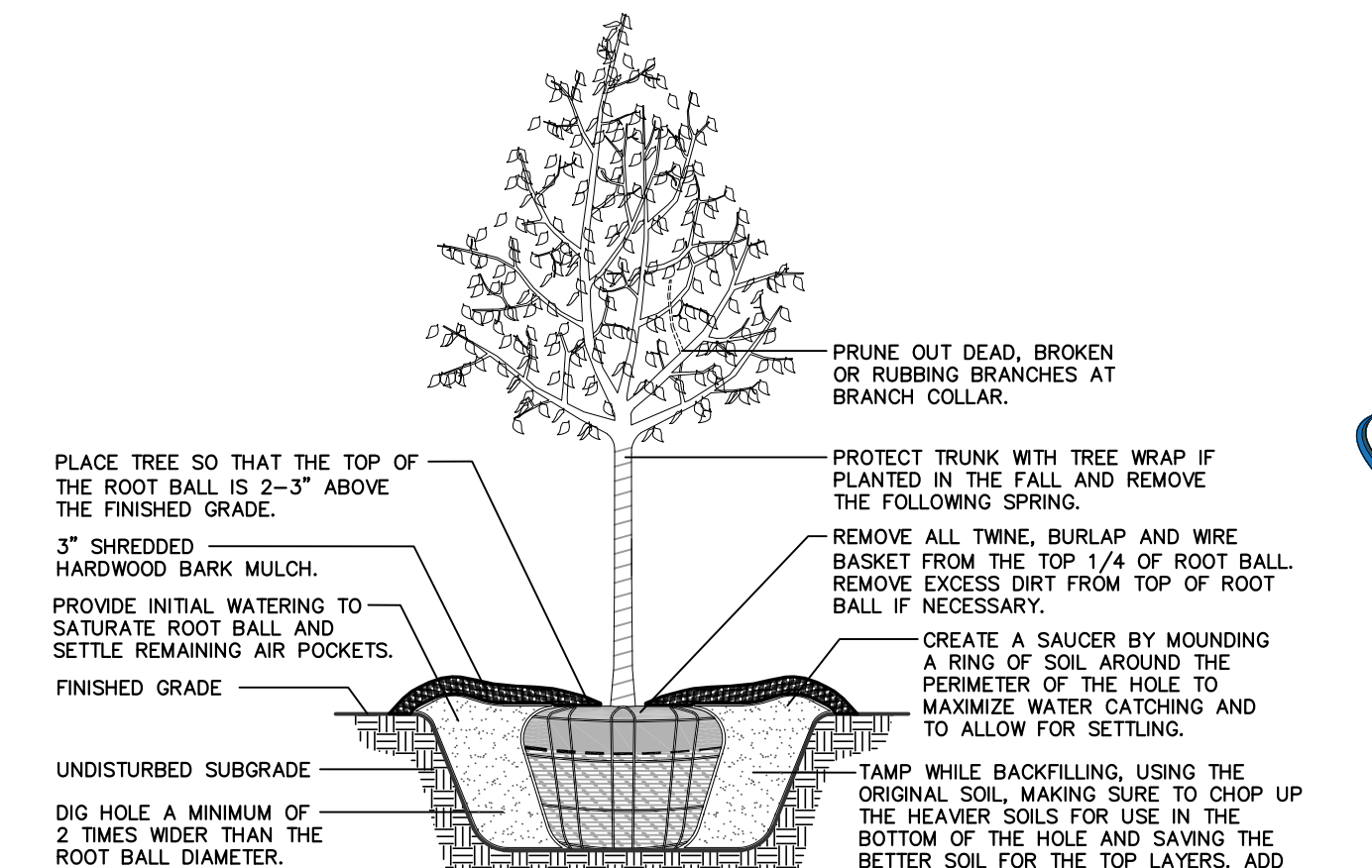
SHRUB PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PERENNIAL PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA



LANDSCAPE PLAN

Prepared For:		
1	PER CLIENT REVIEW	10/14/19
2	PER VILLAGE REVIEW	12/13/19
3	ADDITION OF VILLAGE TAKING AREA	01/17/2020
4	NONE	02/17/2020
5	PER SITE PLAN CHANGES	02/26/2020
6	FENCE DETAIL UPDATE	03/09/2020

Prepared For:

Vequity
400 N. State Street, Suite 400
Chicago, IL 60654
PROPOSED FUEL CENTER
7 North Northwest Highway
Palatine, IL 60067

Prepared By:

Watsonmark
Engineering
RESOURCES
2631 Ginger Woods Parkway, Suite 600
(630) 375-1800 | watsonmark-engineering.com

CHECKED BY: J. MILLER	DESIGN BY: S. SINAK
DRAWN BY: S. SINAK	DATE: SEPTEMBER 13, 2019
SCALE: 1" = 20'	PROJECT NO.: 19-063

L-1

Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the provided values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacturers will affect results.
Ref: IES LM-61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

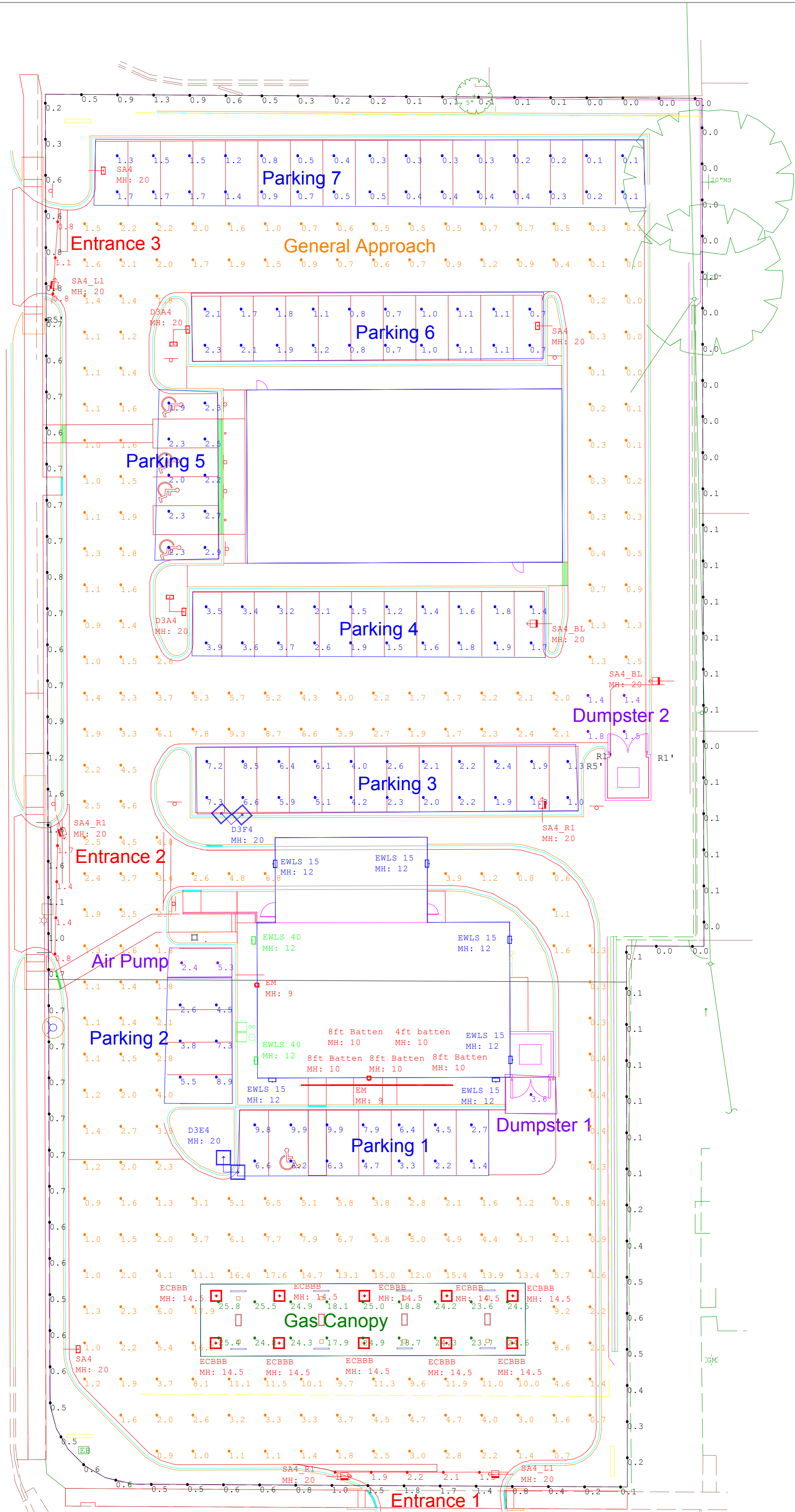
Designer: Joshua Watkins

Date: 2/24/2020

GE Drawing #: A191205-7-Eleven #1042997 Palatine, IL_V5.AGI

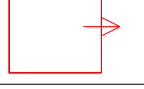
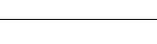
7-ELEVEN STORE #1042997

7 N. Northwest Hwy, Palatine, IL
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED



Scale: 1 inch= 22 Ft.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
	10	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHTE	64	8110
	1	D3F4	2 @ 90 DEGREES	1.000	2-EASC0F4F5509C Color	288	30800
	1	D3E4	2 @ 90 DEGREES	1.000	2-EASC0E4F5509C Color	238	25800
	2	EWLS 40	SINGLE	1.000	EWLS01_40AF750_____-120-277V	37	4000
	6	EWLS 15	SINGLE	1.000	EWLS01_15AF750_____-120-277V	12	1500
	2	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
	2	D3A4	2 @ 90 DEGREES_1	1.000	EASC_A4F550_____	88	8400
	4	8ft Batten	SINGLE	1.000	GE 96 4100K Batten Strip GEWI109641BAT-SY	33	3073
	1	4ft batten	SINGLE	1.000	GE 48 4100K Batten Strip GEWI104841BAT-SY	16.68	1536
	2	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Left)	44	2400
	3	SA4	SINGLE	1.000	EASC_A4F550_____	44	4200
	2	SA4_BL	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRBLBLCK	44	4000
	3	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC____D with ELSEASXRS1BLCK (Right)	44	2400

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	3.85	5.3	2.4	1.60	2.21
Dumpster 1	Illuminance	Fc	3.60	3.6	3.6	1.00	1.00
Dumpster 2	Illuminance	Fc	1.53	1.8	1.4	1.09	1.29
Entrance 1	Illuminance	Fc	1.78	2.2	1.2	1.48	1.83
Entrance 2	Illuminance	Fc	1.33	1.7	0.8	1.66	2.13
Entrance 3	Illuminance	Fc	0.90	1.1	0.8	1.13	1.38
Gas Canopy	Illuminance	Fc	23.28	25.8	17.9	1.30	1.44
General Approach	Illuminance	Fc	3.17	17.9	0.0	N.A.	N.A.
Parking 1	Illuminance	Fc	5.84	9.9	1.4	4.17	7.07
Parking 2	Illuminance	Fc	5.43	8.9	2.6	2.09	3.42
Parking 3	Illuminance	Fc	3.84	8.5	1.0	3.84	8.50
Parking 4	Illuminance	Fc	2.27	3.9	1.2	1.89	3.25
Parking 5	Illuminance	Fc	2.34	2.9	1.9	1.23	1.53
Parking 6	Illuminance	Fc	1.25	2.3	0.7	1.79	3.29
Parking 7	Illuminance	Fc	0.68	1.7	0.1	6.80	17.00
Property Line	Illuminance	Fc	0.47	1.8	0.0	N.A.	N.A.

City ordinance:
Property line cannot exceed
0.1FC adjacent to residential
and 2FC adjacent to commercial.

Due to the ordinance, this
design does not meet 7-Eleven spec.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC
* Levels designed to be at initial output or 1.0LLF	



Calculated light levels are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the provided values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-06

Provided for:
John Downing
CURRENT, POWERED BY GE

Provided BY:
Application Solution Center
Current, Powered by GE
NELA Park, East Cleveland OH
P: 1-216-266-4660

Designer: Joshua Watkins			
Date:2/24/2020			
GE Drawing #: A191205-7-Eleven #1042997 Palatine, IL_V5.AGI			

7-ELEVEN STORE #1042997
7 N. Northwest Hwy, Palatine, IL
MOUNTING HEIGHT AS NOTED
MAINTAINED LIGHTING LEVELS INDICATED

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

-  listed, suitable for wet locations.
-  listed with option code "J" SKUs.
- IP65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 35°C
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut off.
- Title 24 compliant with "H" motion sensor option.
- Compliant with the material restriction of RoHS.
- DLC Premium qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

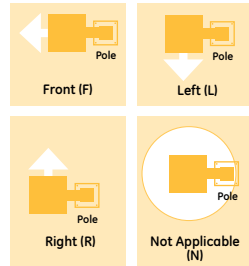
Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable. S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor** J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^ Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.



OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS				TYPICAL SYSTEM WATTAGE	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER		
		3000K	4000K	5000K	120-277V & 347-480V			3000K	4000K	5000K	3000K	4000K	5000K
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

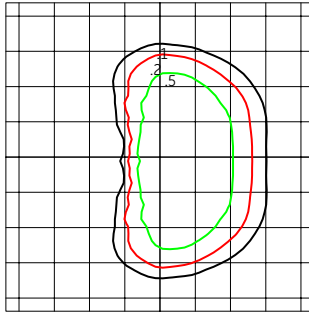
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

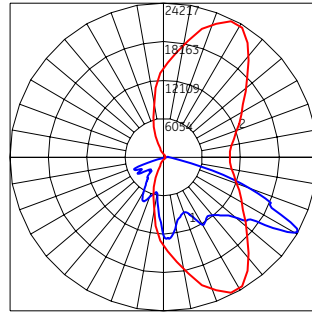
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PECSTL	STANDARD 480V
80436	PECCTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750____.IES)

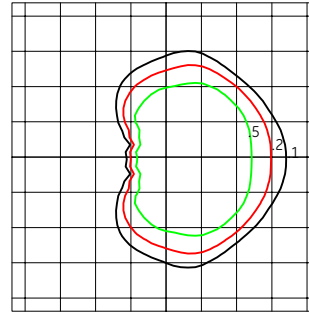


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

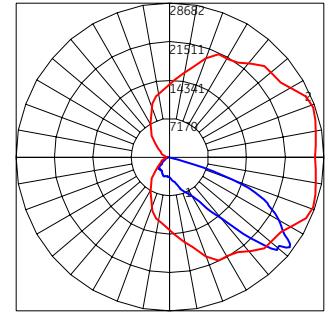


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750____.IES)

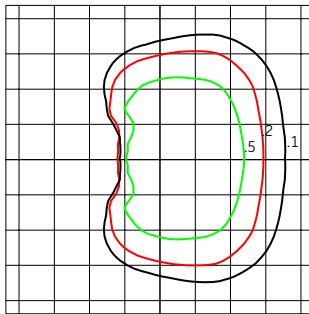


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

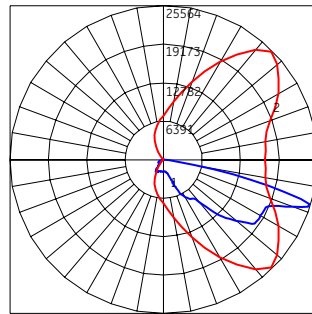


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750____.IES)

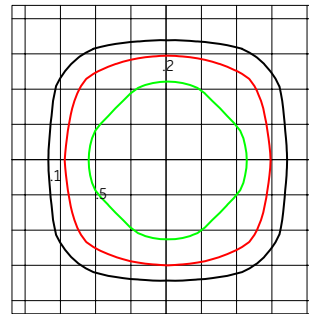


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

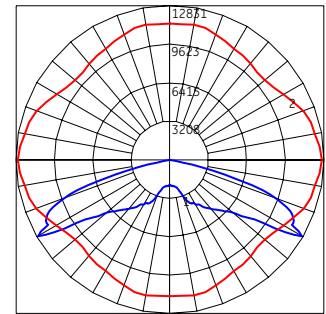


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750____.IES)

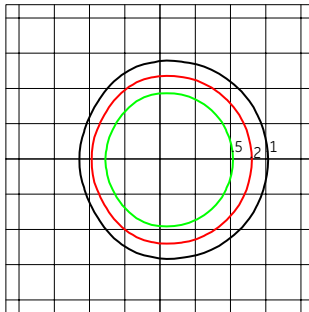


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

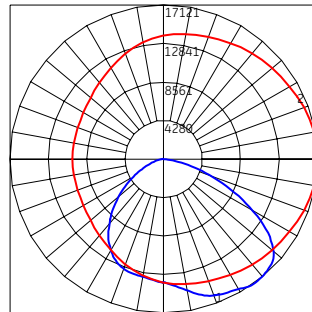


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750____.IES)

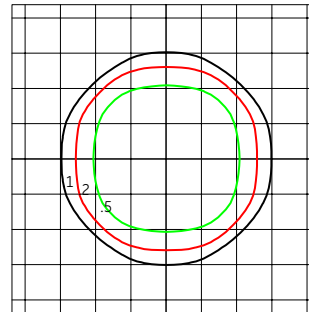


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

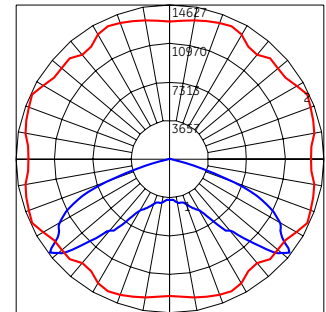


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750____.IES)

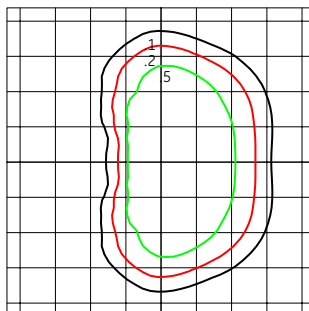


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

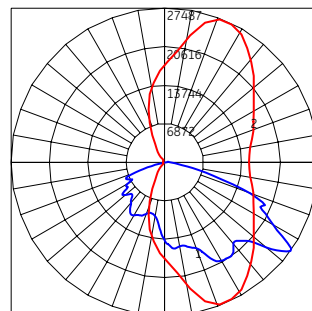


— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50____.IES)

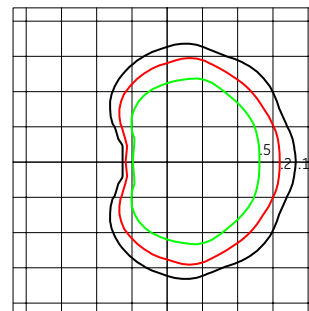


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

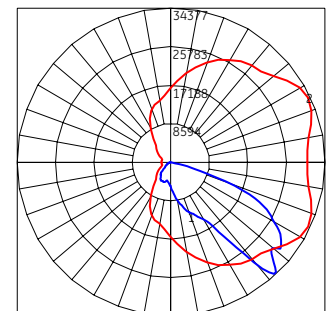


— Vertical plane through horizontal angle
of maximum candlepower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50____.IES)



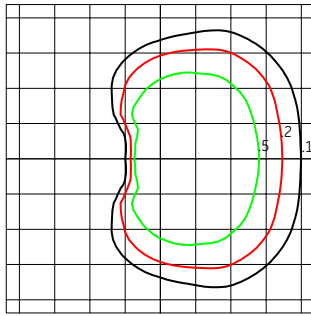
Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade



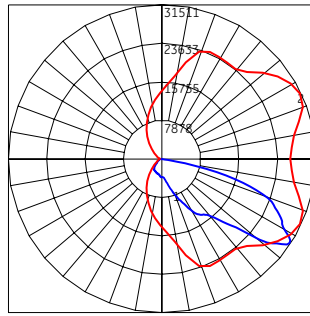
— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

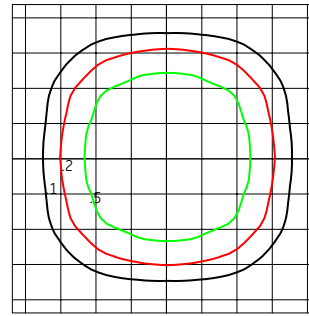


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

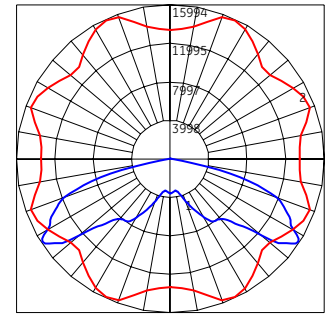


— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

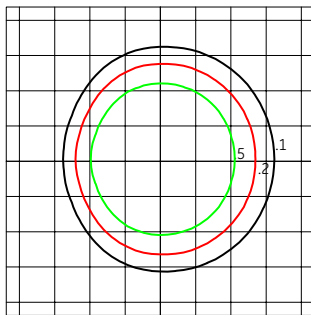


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

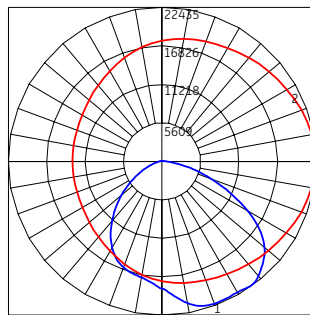


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

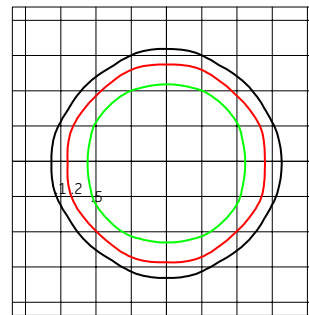


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

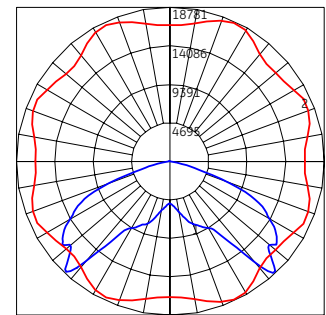


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

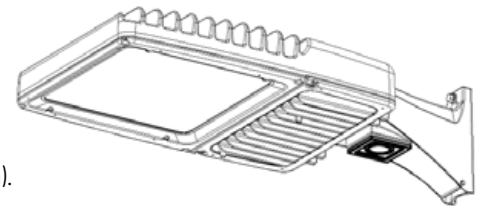


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

H-Motion Sensing Option:

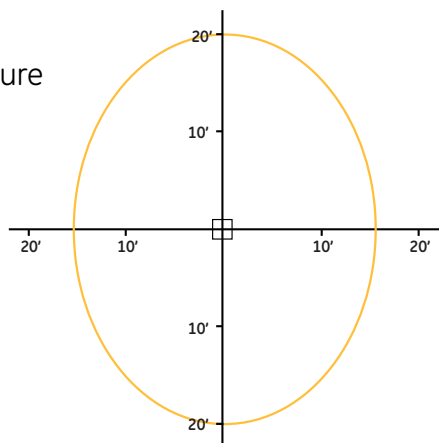
- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



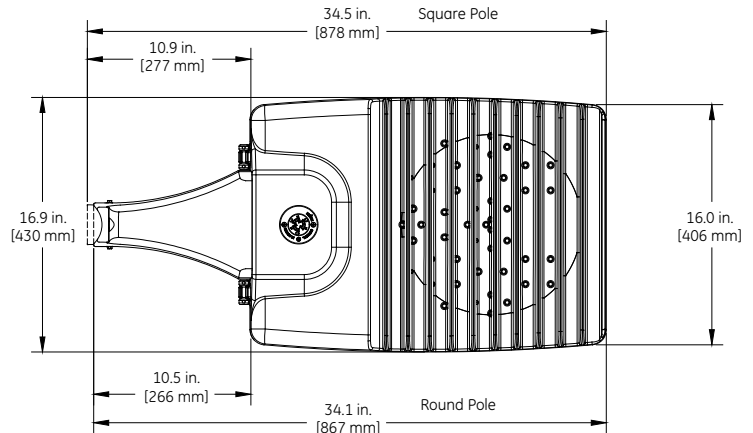
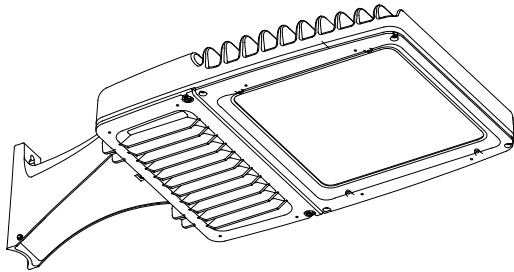
Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.

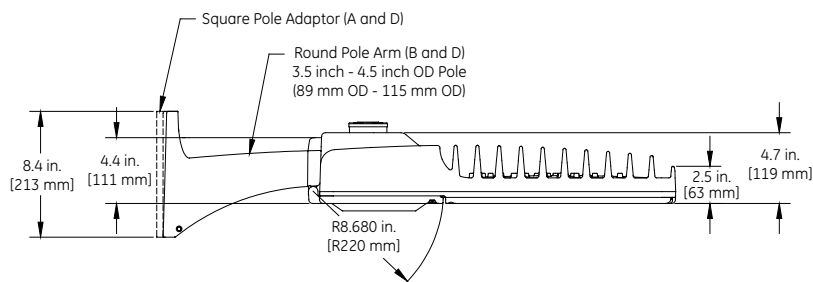


Product Dimensions

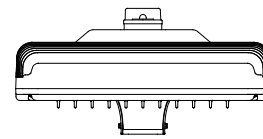
(Option A) 10" Arm for Square Pole Mount
 (Option B) 10" Arm for Round Pole Mount
 (Option D) 10" Arm for Square Pole Mount or Round Pole Mount
 Option D includes all mounting hardware in Option A and Option B



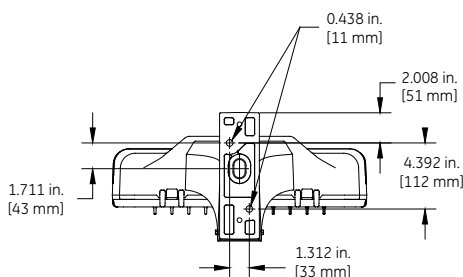
TOP VIEW



SIDE VIEW

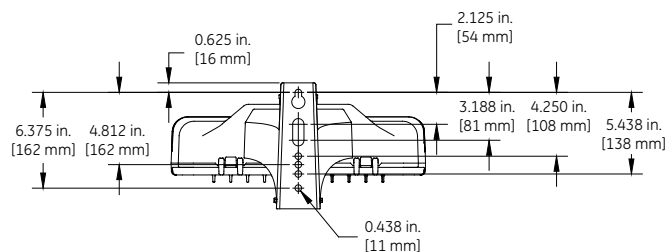


FRONT VIEW



BACK VIEW

Option A and D Square Pole
 3.5 inch - 4.5 inch Pole
 (89 mm - 115 mm)



BACK VIEW

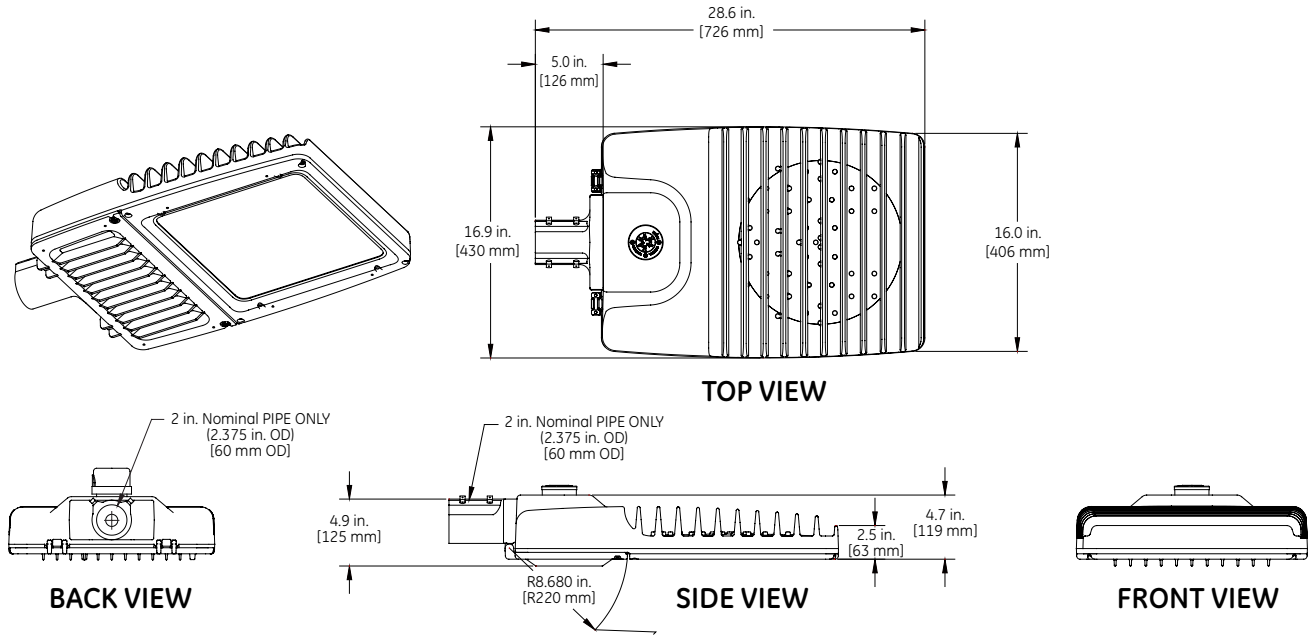
Option B and D Round Pole
 3.5 inch - 4.5 inch OD Pole
 (89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

Product Dimensions

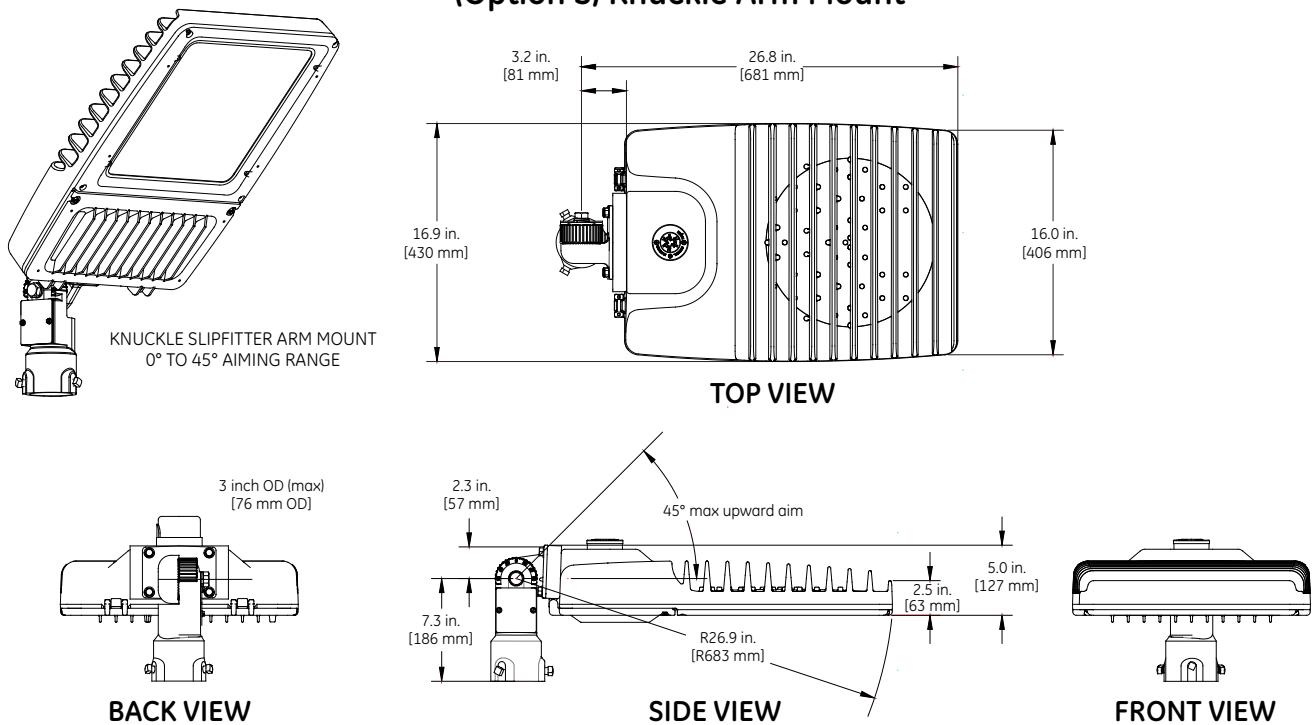
(Option C) Slipfitter Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

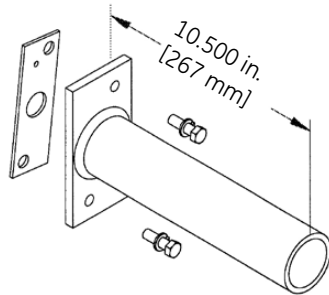
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

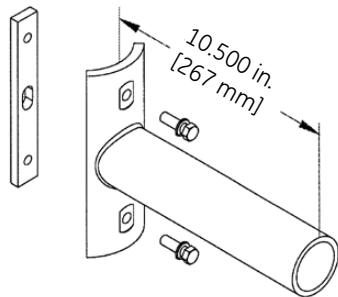
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

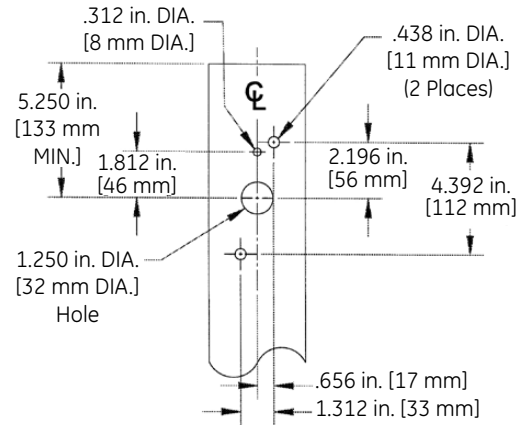
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

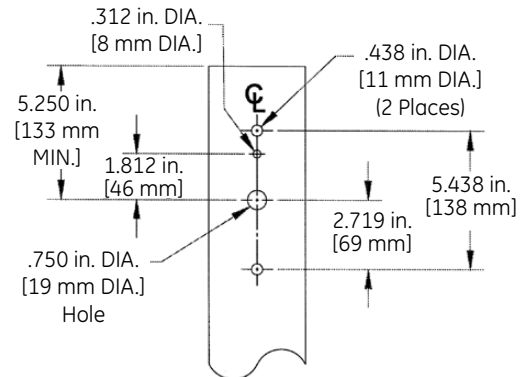
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm





GE Evolve™

LED L-Series Wall Pack

EWLS

current
powered by GE



GE Evolve™ LED L-Series Wall Pack EWLS

The **Evolve** LED L-Series Wall Pack, **EWLS**, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. The EWLS's 2-screw housing design enables a fast and simplified installation. The low-watt Egress package (13W) is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings and can meet NFPA 101 life safety lighting requirements when used with external battery backup.

Features:

- 1500 and 4000 lumen output
- High Brightness LEDs
- 70 CRI @ 3000K, 4000K, and 5000K typical
- L90 > 100,000 hours (1500lm), L90 > 60,000 hours (4000lm)
- Designed to replace 50W to 250W MH wallpacks
- Small Form Factor, <10 lbs
- 0-10V Dimming
- Motion Sensor & Button Photo Electric Sensors available
- Impact resistant tempered glass lens
- Zero up-light construction, full cut-off
- International Dark-Sky Association (IDA) Approved for 3000K CCT



To learn more about **GE Evolve LED L-Series Wall Pack**, go to: <http://products.currentbyge.com>

Applications:

- Building entrances & perimeter lighting
- Side and rear exit doors
- Stairways and entry path
- Schools, Apartment Buildings, Hospitals
- Retail & Commercial Buildings
- Loading docks



GE Evolve™

LED L-Series Wall Pack

EWLS



Project name _____
 Date _____
 Type _____

Typical Specifications: EWLS

LED & Optical

- **Lumen Packages:** 1500 & 4000
- **System Efficacy:** Up to 125 lpw
- **CCT:** 3000K, 4000K, 5000K; High brightness LEDs.
- **CRI:** 70
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Custom engineered reflective optics for optimized photometry.
- High application efficiency and minimal glare.

Electrical

- **Input Voltage:** 120-277 volt and 347 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF):** >90%
- **Total Harmonic Distortion (THD):** <20%
- **Surge Protection:** Integral surge protection

Ratings

- **Operating Temperature:** -40° to 50°C
- **Storage Temperature:** -40° to 50°C
- **Location:** Dry or Wet
- **Safety:** UL/cUL Listed. UL 1598 listed, suitable for wet locations.
- **DLC Premium & Standard** qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.
- **Environmental:** Compliant with the materials restrictions of RoHS.
- LM-79 testing in accordance with IESNA Standards.
- Optical enclosure IP66 per ANSI C136.25-2009.

Lumen Maintenance

- Projected L90>100,000 hours per IES TM-21 for 15AF optical codes.
- Projected L90>60,000 hours per IES TM-21 for 40AF optical codes.
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
15AF	L96	L95	L91

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
40AF	L95	L92	L85

Note: *Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Construction & Finish

- **Housing:**
 - Die-cast aluminum. Integrated heat sink for maximum heat transfer.
 - Patented aesthetic design to complement your building façade.
- **Lens:** Impact resistant tempered glass lens.
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, White, Gray
 - RAL & custom colors available.
- **Weight:** 8.5lbs (4 kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional.

Controls

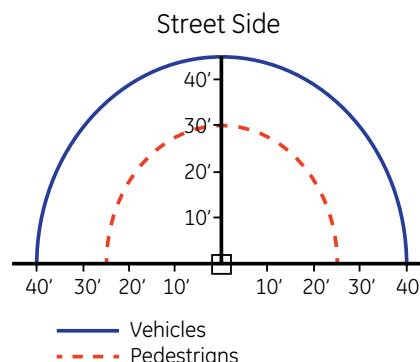
- **Dimming:** Wired Analog 0-10V Dimming.¹
- **Sensors:**
 - Button Photo Electric sensor (PE) available 120-277V & 347V.
 - CA Title 24 Compliant Occupancy Sensor Option.¹

¹ Available with Optic Code 40AF

Mounting

- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
 - **Flush Mount:** Mounts directly to customer supplied junction box.
 - **Conduit Box Mount:** Mounts to walls via separate mounting box with conduit knockouts.

Sensor Pattern:



Sensing Pattern Wall Pack Fixture: 8-25 ft.

GE Evolve™

LED L-Series Wall Pack
EWLS
 Project name _____
 Date _____
 Type _____

EWLS 01

7

PRODUCT	GENERATION	VOLTAGE	OPTICAL CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack L = L-series S = Standard	01 = Generation	0 = 120-277V* 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V* * Specify single voltage if Button PE option selected	15AF = 1500lm, Asymmetric Forward 40AF = 4000lm, Asymmetric Forward	7 = 70 CRI*	30 = 3000K* 40 = 4000K* 50 = 5000K *Select 3000K CCT for IDA Approved units	N = Non-Dimming D = Dimming* ‡ Dimming not available at 1500lm	1 = None* 3 = Button PE* * Must specify discrete voltage	FM = Flush Mount* CB = Conduit Box Mount** **Must be selected when ordering with Button PE, Motion Sensor, or 347V	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White	H = Motion Sensor* ### = Special Options J = cUL/Canada W = Non-Graphical White Box

*Standard Option

+ = Motion Sensor not available at 1500lm

Claims Table:

OPTICAL CODE	DIST.	TYPICAL SYSTEM WATTS		TYPICAL INITIAL LUMENS			TYPICAL INITIAL LPW 120-277V			TYPICAL INITIAL LPW 347V			BUG RATING	
		120-277V	347V	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K/5000K
15	AF	12	13	1,450	1,500	1,500	121	125	125	112	112	115	B1-U0-U0	B1-U0-U0
40	AF	37	38	3,880	4,000	4,000	105	108	108	102	105	105	B1-U0-U0	B1-U0-U0

CCT	IES FILE NAME 120-277V		IES FILE NAME 347V	
3000K	EWLS01_15AF730	-120-277V.IES	EWLS01D15AF730	-347V.IES
4000K	EWLS01_15AF740	-120-277V.IES	EWLS01D15AF740	-347V.IES
5000K	EWLS01_15AF750	-120-277V.IES	EWLS01D15AF750	-347V.IES
3000K	EWLS01_40AF730	-120-277V.IES	EWLS01D40AF730	-347V.IES
4000K	EWLS01_40AF740	-120-277V.IES	EWLS01D40AF740	-347V.IES
5000K	EWLS01_40AF750	-120-277V.IES	EWLS01D40AF750	-347V.IES



MODELS AVAILABLE THROUGH QUICKSHIP PROGRAM

SKU #	CAT LOGIC	DESCRIPTION
93056860	EWLS01015AF740N1FMDKBZ	1500lm, 4000K, Flush Mount
93060201	EWLS01015AF750N1FMDKBZ	1500lm, 5000K, Flush Mount
93059497	EWLS01040AF740N1FMDKBZ	4000lm, 4000K, Flush Mount
93060200	EWLS01040AF750N1FMDKBZ	4000lm, 5000K, Flush Mount
93060202	35-434281R01	Conduit Box Mount (QTY 1)
93060203	35-966640-01	Conduit Box Mount (QTY 5)

Accessories:

PRODUCT ID	DETAIL	FINISH
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory E = Escutcheon Plate 1 = 10" x 12" 2 = 12" x 16" 3 = 12" x 20"	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White RAL customer colors available. Contact Manufacturer

PRODUCT ID	DETAIL
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory D = Diffuser

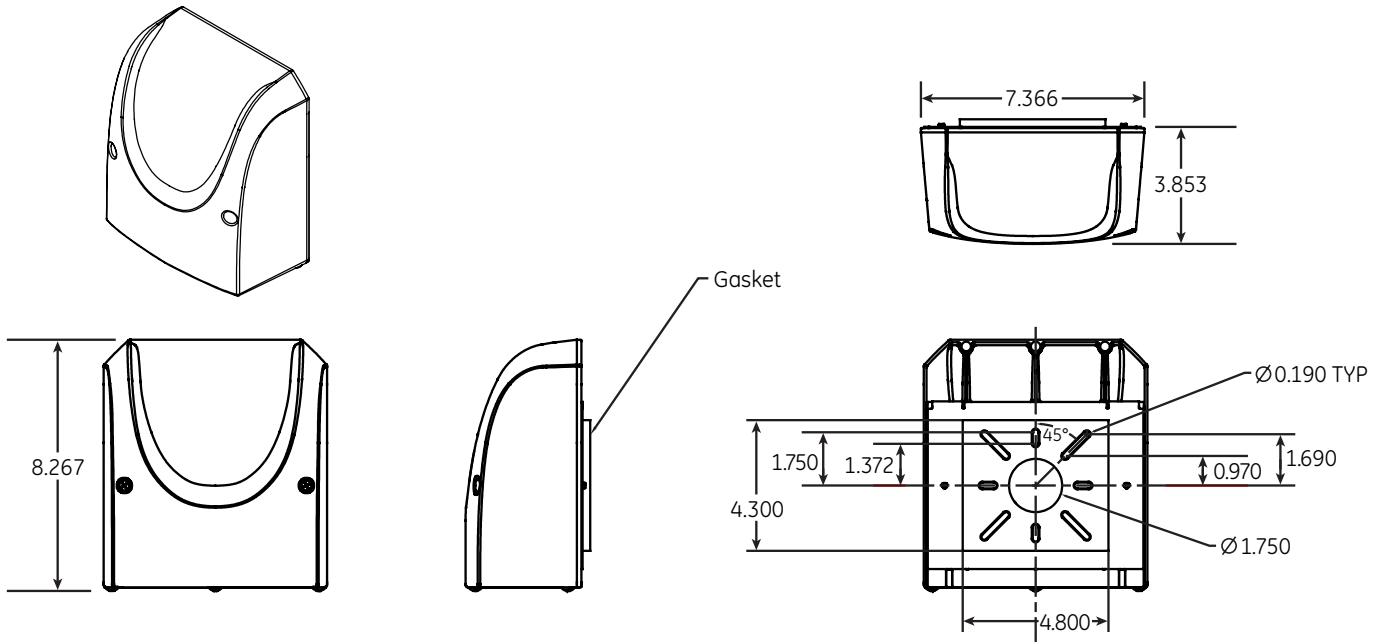
Motion Sensing Option:

- Intended for 8-25 ft. mounting heights.
- Provides a coverage area radius for walking motion of 25-30 ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
— Remote programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

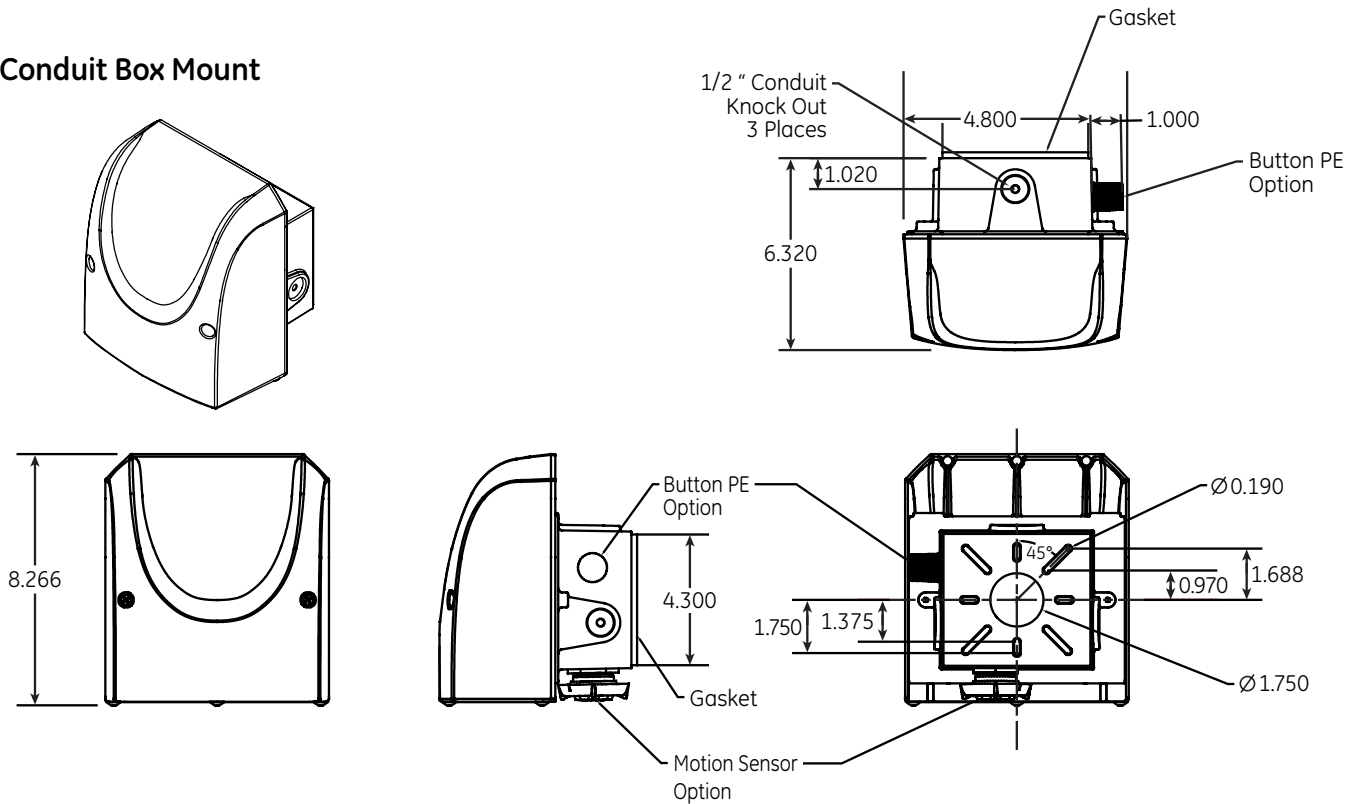
GE Evolve™
LED L-Series Wall Pack
EWLS

Product Dimensions:

Flush Mount



Conduit Box Mount



GE Evolve™

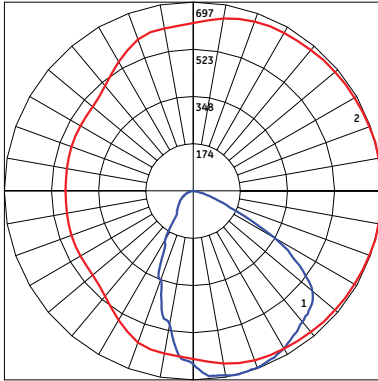
LED L-Series Wall Pack

EWLS

Photometrics:

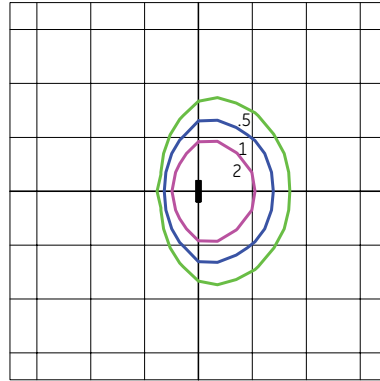
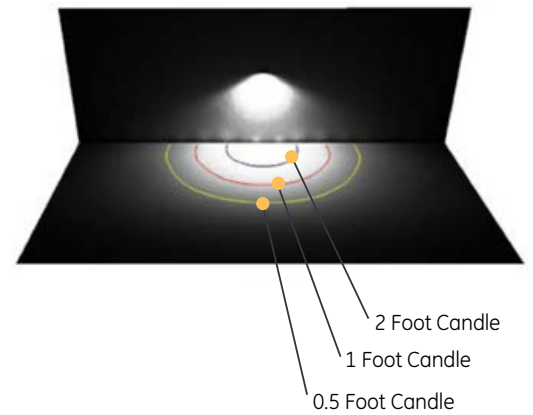
15AF: 1500 LUMEN, ASYMMETRIC FORWARD

EWLS01_15AF750_____-120-277V.ies

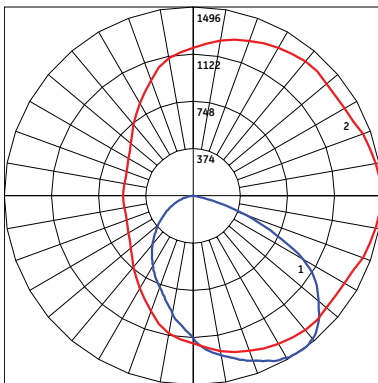


1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 14°

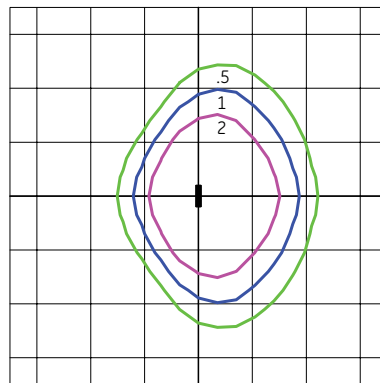
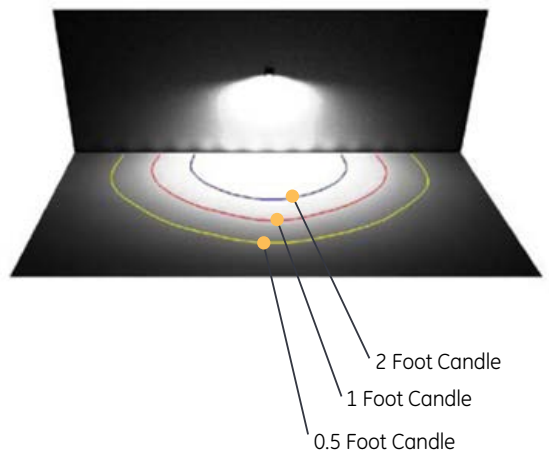
Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY**40AF: 4000 LUMEN, ASYMMETRIC FORWARD**

EWLS01_40AF750_____-120-277V.ies



1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 36°

Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY

GE Evolve™

LED L-Series Wall Pack

EWLS

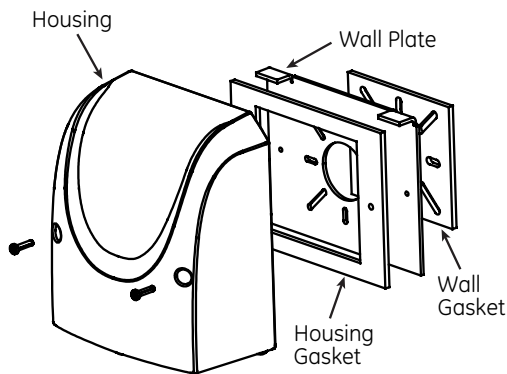


Figure 1: Wall Plate Install

Consult product Installation Instructions (GEH 6060) for detailed installation instructions.

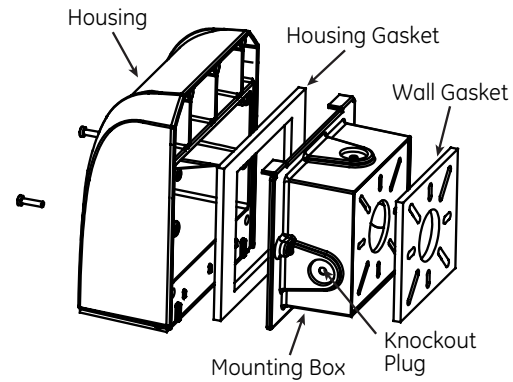
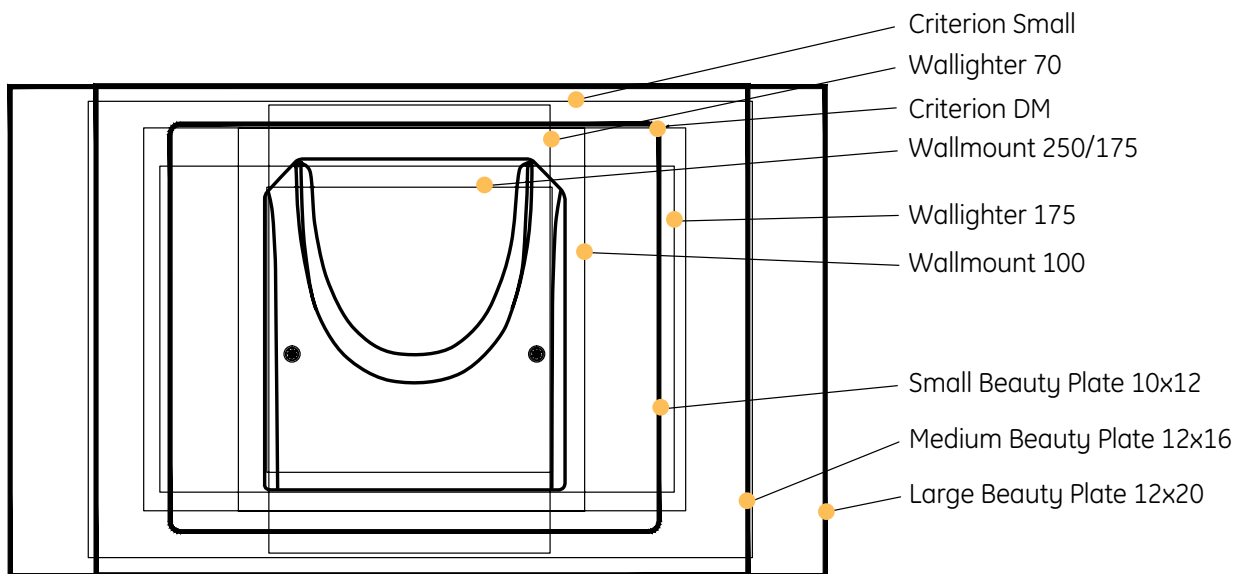


Figure 2: Mounting Box Install

Accessories:

Beauty Plates

Cover the unsightly debris marks on your building façade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



GE Evolve™

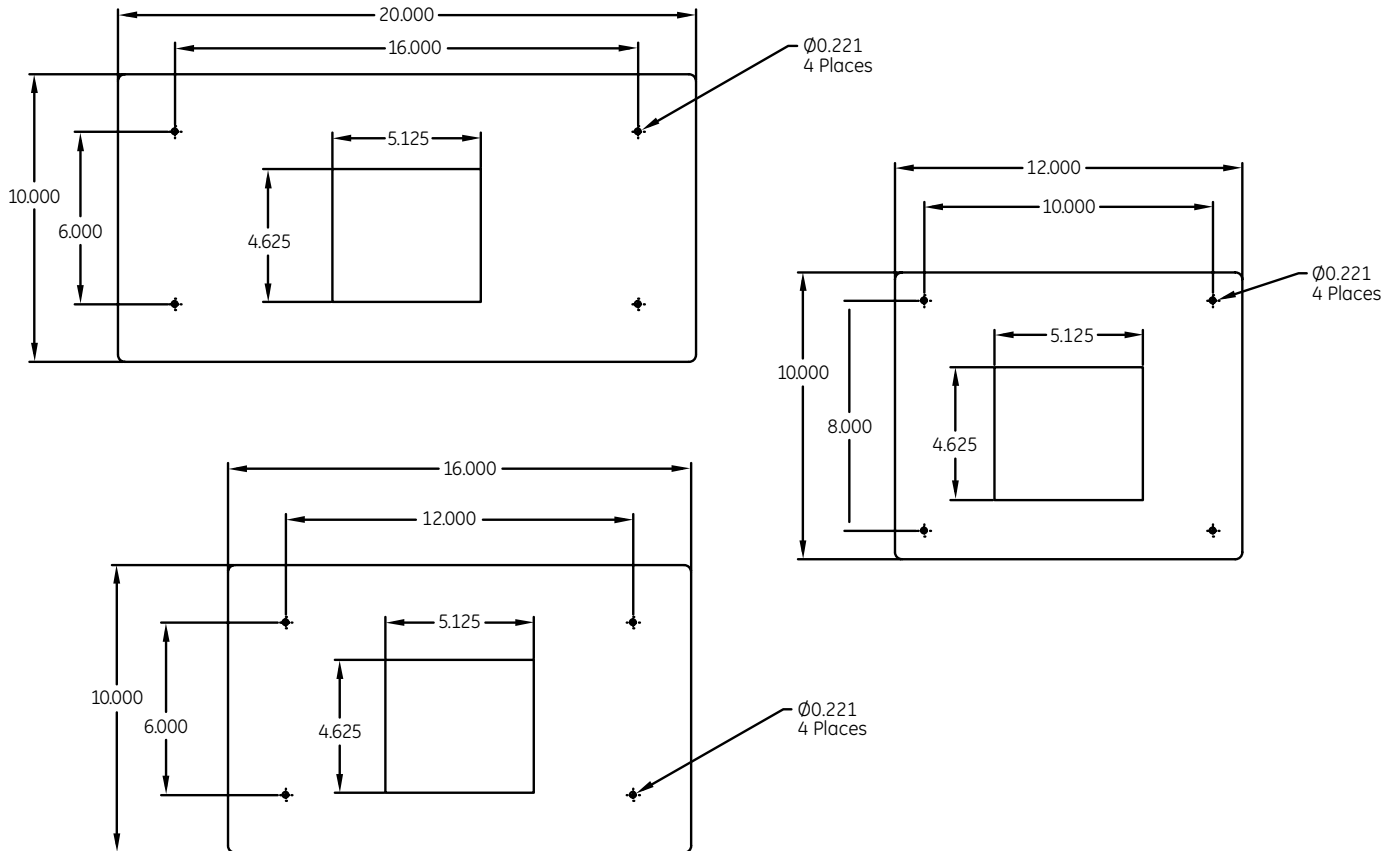
LED L-Series Wall Pack

EWLS

Accessories:

Mounting Holes

Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



Diffuser

Optional diffuser accessory utilizing ACRYLITE®, an acrylic sheet with an elegant texture which performs double duty with beauty and durability for any environment. This added texture diffuses surface reflections. Transmits 90% of the light through diffuser.

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GE Evolve™
LED Area Lighting
Canopy Light (ECBB)

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Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die-cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21.
- Projected Lxx per IES TM-21 at 25°C for reference:

OPTICAL CODE	Lxx(10K)@hours		
	25,000 hrs	50,000 hrs	100,000 hrs
T5	L96	L95	L91
A5	L96	L92	L86
B5	L95	L92	L85
C5	L94	L90	L82

Notes: 1. Projected Lxx based on LM80 (10,000 hour testing). 2. DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

- /  Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Compliant with the material restriction requirements of RoHS.



DLC Listed.

Please refer to the DLC QPL website for the latest and most complete information.
www.designlights.org/QPL

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

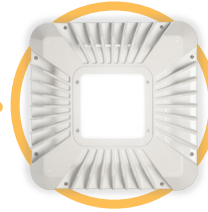
See page 5 for accessories

- 24" Escutcheon Plate
- 32" Escutcheon Plate
- Shoebox Mounting
- Pendant Mounting

GE Evolve™

LED Area Lighting

Canopy Light - ECBB



Project name _____

Date _____

Type _____

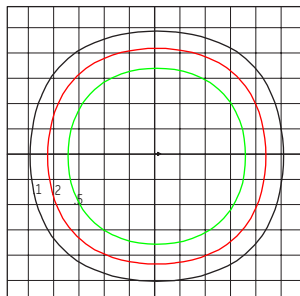
E C B B F 5 A

PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options		F = Flat Lens	5 = Less than or equal to 525mA	30 = 3000K< 40 = 4000K 50 = 5000K <> Select 3000K CCT for IIDA approved units	1 = None 4 = Motion Sensor and Integral Photocell* * Not available with 347-480V. Must order with 10kV surge protection Option "R". * Must order with 10kV surge protection Option "R".	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.

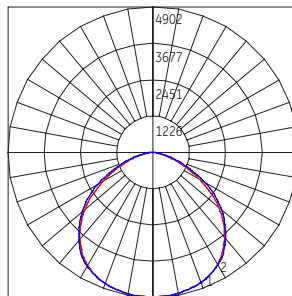
	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS		
				3000K	4000K	5000K	120-277V	347-480V	3000K	4000K	5000K
TYPE V	Symmetric Wide	T5	Flat Lens	3450	3500	3550	29	NA	ECBB_T5F530_120-277V.ies	ECBB_T5F540_120-277V.ies	ECBB_T5F550_120-277V.ies
	Symmetric Wide	A5	Flat Lens	4120	4170	4230	35	NA	ECBB_A5F530_120-277V.ies	ECBB_A5F540_120-277V.ies	ECBB_A5F550_120-277V.ies
	Symmetric Wide	B5	Flat Lens	7740	8010	8110	64	64	ECBB_B5F530_ies	ECBB_B5F540_ies	ECBB_B5F550_ies
	Symmetric Wide	C5	Flat Lens	13410	13410	13550	110	110	ECBB_C5F530_ies	ECBB_C5F540_ies	ECBB_C5F550_ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)



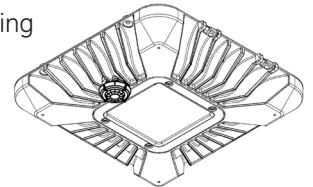
Grid Distance in Units of Mounting Height of 15'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

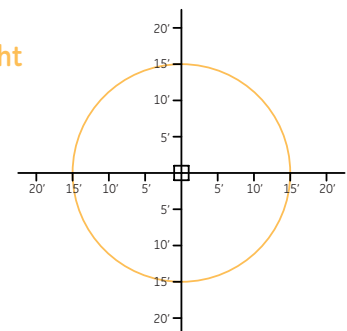
Motion Sensing Option:

- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 15-20ft.
- Provides 360° of coverage.
- Factory pre-set 50% dimmed light output with no occupancy.
- May be reprogrammed using additional remote programmer. Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.



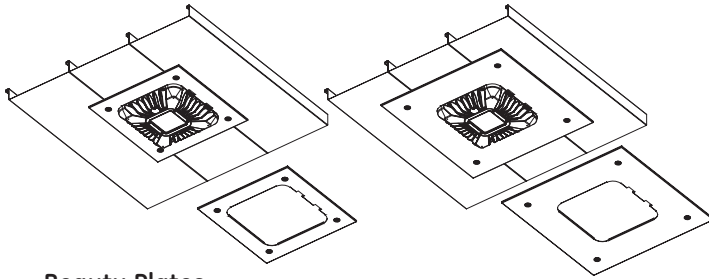
Approximate Sensor Pattern:

Canopy Fixture
15 ft. Mounting Height



Evolve™ Canopy Light Accessories

All accessory product ordered and shipped separate from the luminaire.
Contact manufacturer for more information.



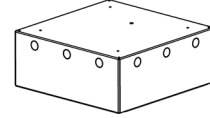
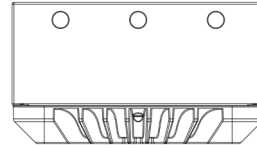
Beauty Plates

24" & 32" Escutcheon plates designed to cover unsightly canopy ceilings.

E C B

E

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	E = Escutcheon Plate	1 = 24" x 24" Square 2 = 32" x 32" Square	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.



Box Mount

16 gauge steel (0.060" thickness), 12 electrical knockouts (EKOs) for flexibility in wire routing for installation.

E C B

M

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	M = Square Mounting Box	3 = 3 Wire Leads 5 = 5 Wire Leads, with Dimming	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Pendant Mount

E C B

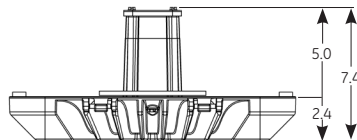
P

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	P = Pendant Mount	1 = No Bird Shield 2 = Bird Shield	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Product Dimensions

Evolve™ LED Canopy Light (ECBB)

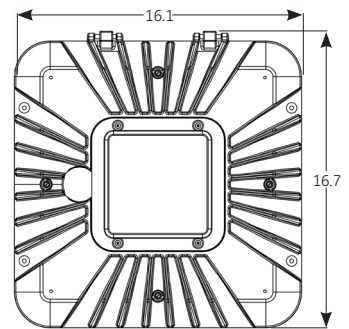
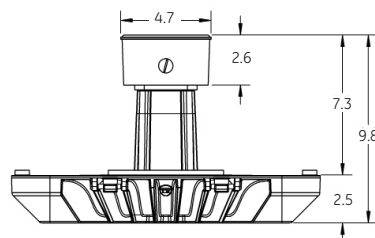
Standard Lens



DATA

- Approximate Net Weight: 20 lbs

With Optional Electrical Junction Box: 002, D01



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www.currentbyge.com | OLP3100 (Rev 12/04/17)



GE
Lighting

Batten LED Luminaire

Utility Lighting and More.

New **Batten LED Luminaire** gives you more performance in tight, demanding situations where cold and damp conditions along with the outdoor elements come into play. It brings the money-saving benefits of GE LED technology to ATMs, awnings, drive-thru areas... places where dependable utilitarian light is required.



More Lighting Performance

- Maximizes coverage through wide, uniform Lambertian light distribution
- Extruded plastic design protects against moisture, dust and damage
- No decrease of light output in cold settings—as can happen with fluorescent
- Can be used in -40°C to 60°C (-40°F to 140°F)
- Lumen Output: 400 lumens/foot
- 50,000-hour rated life
- Color Temperatures: 7100K, 5000K, 4000K, 3000K
- Sizes: 2ft, 4ft, 8ft

Applications:

- LED Luminaire Fixture
- Awnings
- ATMs
- Drive-thrus

More Savings on Installation and Operation

- Installation is fast and easy with mounting clips
- Integrated power supply eliminates separate drivers
- Easily daisy chain (jumper wire & end-to-end) up to 40 feet of product
- Energy Consumption: 4.5 System watts/ft
- Input Voltage: 90-277 VAC
- Damp Rated
- IP66 Tested
- For use in damp applications



Batten LED Luminaire comes in 3 sizes 2ft, 4ft & 8ft



imagination at work

Components

SKU	Description	Long Description	Package Quantity
94456	GEWI102432BAT-SY	GE 24" 3000K LED Fixture Single Unit	1 Fixture per box
94455	GEWI102441BAT-SY	GE 24" 4000K LED Fixture Single Unit	1 Fixture per box
94459	GEWI104832BAT-SY	GE 48" 3000K LED Fixture Single Unit	1 Fixture per box
94458	GEWI104841BAT-SY	GE 48" 4000K LED Fixture Single Unit	1 Fixture per box
94462	GEWI109641BAT-SY	GE 96" 3000K LED Fixture Single Unit	1 Fixture per box
94461	GEWI109641BAT-SY	GE 96" 4000K LED Fixture Single Unit	1 Fixture per box
64409	GEWI102432BAT	GE 24" 3000K LED Fixtures	4 Fixtures per box
64430	GEWI102441BAT	GE 24" 4000K LED Fixtures	4 Fixtures per box
64431	GEWI102450BAT	GE 24" 5000K LED Fixtures	4 Fixtures per box
94454	GEWI102471BAT	GE 24" 7100K LED Fixtures	4 Fixtures per box
64432	GEWI104832BAT	GE 48" 3000K LED Fixtures	4 Fixtures per box
64433	GEWI104841BAT	GE 48" 4000K LED Fixtures	4 Fixtures per box
64434	GEWI104850BAT	GE 48" 5000K LED Fixtures	4 Fixtures per box
94457	GEWI104871BAT	GE 48" 7100K LED Fixtures	4 Fixtures per box
64472	GEWI109632BAT	GE 96" 3000K LED Fixtures	4 Fixtures per box
64473	GEWI109641BAT	GE 96" 4000K LED Fixtures	4 Fixtures per box
65653	GEWI109650BAT	GE 96" 5000K LED Fixtures	4 Fixtures per box
94460	GEWI109671BAT	GE 96" 7100K LED Fixtures	4 Fixtures per box
96440	GERBL-02FP-10-LC72IN	GE 6ft Leader Cable	1 Leader Cables per bag
96441	GERBL-02MG-10-JC24IN	GE 2ft Jumper Cable	1 Jumper Cables per bag
96442	GEMOUNTCLP	GE Mounting Clips	12 clips per bag

Technical Specifications

Specification Item	Wavelength	Typical Brightness (lumens/fixture)	Energy Consumption (System/Module)	Maximum Run Length	Light Distribution	Dimensions
Batten LED Luminaire 2 Foot	7100K, 5000K 4000K, 3000K	800	9.00	40 ft/12 meters	Lambertian	24.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 4 Foot	7100K, 5000K 4000K, 3000K	1600	16.00	40 ft/12 meters	Lambertian	46.7 in x 1.48 in x 2.02 in
Batten LED Luminaire 8 Foot	7100K, 5000K 4000K, 3000K	3200	32.00	40 ft/12 meters	Lambertian	90.9 in x 1.48 in x 2.02 in

Specification Item	Specification
Applications	Awnings, Drive Thru, ATM
Operating Environment	-40 °C to +60 °C
Voltage	120- 277 VAC
Warranty	GE offers a limited system warranty of up to five (5) years
System Certifications	UL Classified #E320964



**Batten fixtures become cut-off
once mounted under a canopy**



www.gelighting.com

GE and the GE Monogram are trademarks of the General Electric Company. All other trademarks are the property of their respective owners. Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions. GE Lighting and GE Lighting Solutions, LLC are businesses of the General Electric Company. © 2014 GE.

SIGN128 (Rev 10/01/14)

JOB NAME:

TYPE NO.:

CATALOG NO.:

High-Lites

Pluralux Series Wet Location LED Emergency Lighting Units

ORDERING INFORMATION

Catalog Number: Example: LEDPRSWCL

LEDPRS		
MODEL NUMBER	HOUSING COLOR	OPTIONS
	BR - Dark Bronze B - Black W - White	see below

OPTIONS
CL Cold Location Operation



Also available in black or white finishes

SPECIFICATIONS

Construction	Housings and backplates are constructed of rugged die-cast aluminum finished in scuff resistant, textured powder coat paint standard. All housings are sealed and gasketed for damp and wet location applications. Prismatic Lens: Unit lens is constructed of clear, high impact polycarbonate.
Installation	The housing backplate provides knockouts for mounting the unit to wall surfaces and/or standard 31/2" and 4" utility boxes. Wiring: Knockouts in the unit backplate allow rear wiring input from utility boxes. An entry point is also provided on the top of the unit housing to allow connection to rigid surface conduit.
Illumination	Emergency illumination is provided by 4.8V, 5W ultra bright white LED Prismatic lenses provide bright, even, glare-free operation in a wide pattern across the path of egress.
Electronics	- Dual input 120/277VAC, 60 Hz - AC-On indicator light and test switch - Automatic, constant current charger - AC Lockout protection - Low voltage battery disconnect - Automatic brownout protection
Power Consumption	Input Power: 10W (maximum charge), 3.5W ready state
Battery	4.8V nickel cadmium sealed maintenance free battery. Optimum operating temperature range: 32°F to 122°F (0°C to 50°C). Provides a minimum of 90 minutes of full output emergency illumination.
Code Compliance	Listed to UL924. Meets NFPA Life Safety Code 101. Complies with NEC and OSHA.
Warranty	Limited 3-year warranty; 5-year nickel cadmium pro-rata battery warranty.

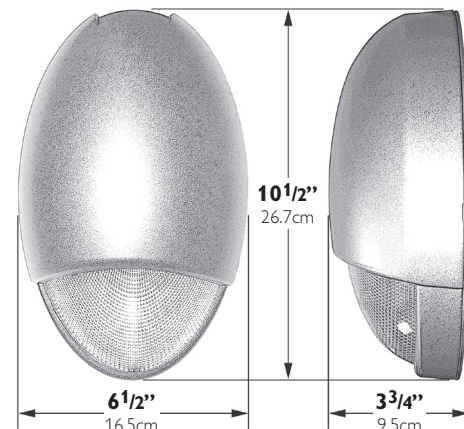


Standard with dark bronze finish

PRODUCT FEATURES

- Attractive, architectural styling
- Low profile design - meets ADA requirements
- Die-cast aluminum housing
- Choice of three decorator color finishes
- Self-diagnostic circuitry standard
- Ultra bright white LED lamps provide superior emergency lighting levels
- Polycarbonate lens and mirrored reflector provide even illumination
- Fast, easy wall mount installation
- Provision for back wiring or surface conduit entry
- Universal 120/277VAC input
- Fully automatic charger standard
- Maintenance-free nickel cadmium battery standard
- 90 minutes of emergency illumination
- Momentary test switch and AC ready indicator
- UL924 and UL Wet Location listed
- Suitable for damp and wet location applications
- Meets NFPA Life Safety Code 101, NEC and OSHA
- UL operating range 32°F to 122°F (0°C to 50°C)
- Cold location option allows operation range of -4°F to 122°F (-20°C to 50°C)

DIMENSIONS



NOTE: Dimensions and specifications subject to change without notice.
Form 1278A 04/12 © 2006 Philips group

Specifications are subject to change without notice. Consult website for latest version of this spec sheet.
Crescent/Stonco • 200 Franklin Square Drive • Somerset, NJ 08873 • 800-334-2212 • www.crescentlighting.com

Crescent is a Philips company

RESOLUTION NO. _____

**A RESOLUTION GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL
7 N. NORTHWEST HIGHWAY, 25-35 N. NORTHWEST HIGHWAY,
AND 406-408 E. PALATINE ROAD**

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine at the March 3, 2020 meeting.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute a Preliminary and Final Plat of Subdivision “7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road” pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following condition(s):

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, except as such plans shall be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. The outlot dedication and sign easement therein, shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The Final Plat of Subdivision shall be submitted on Mylar with all required signatures.
6. A Plat of Vacation and the Plat of Easement shall be submitted in a manner

acceptable to the Village of Palatine.

7. The Plat of Vacation and the Plat of Easement shall be submitted on Mylar with all required signatures.
8. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
9. Recording fees in the amount of \$600 shall be submitted.
10. The EEOPC shall be revised in a manner acceptable to the Village Engineer.
11. A maintenance and cross access easement agreement shall be submitted in a manner acceptable to the Village Attorney for the proposed of the shared drive aisles, parking and utilities.
12. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.

DATED: This _____ day of _____, 2020

AYES: _____ NAYS: _____ ABSENT: _____ PASS: _____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

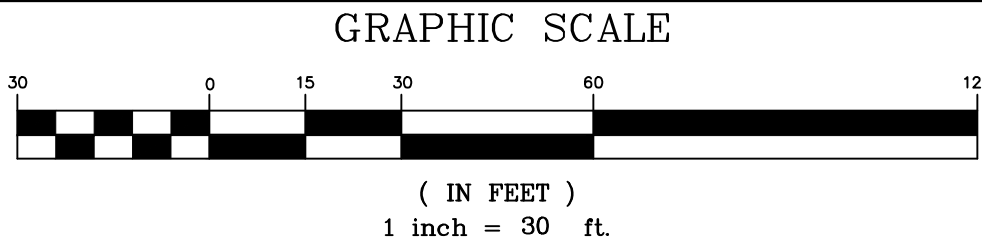
ATTESTED and FILED in the office of the Village Clerk

this _____ day of _____, 2020

Village Clerk

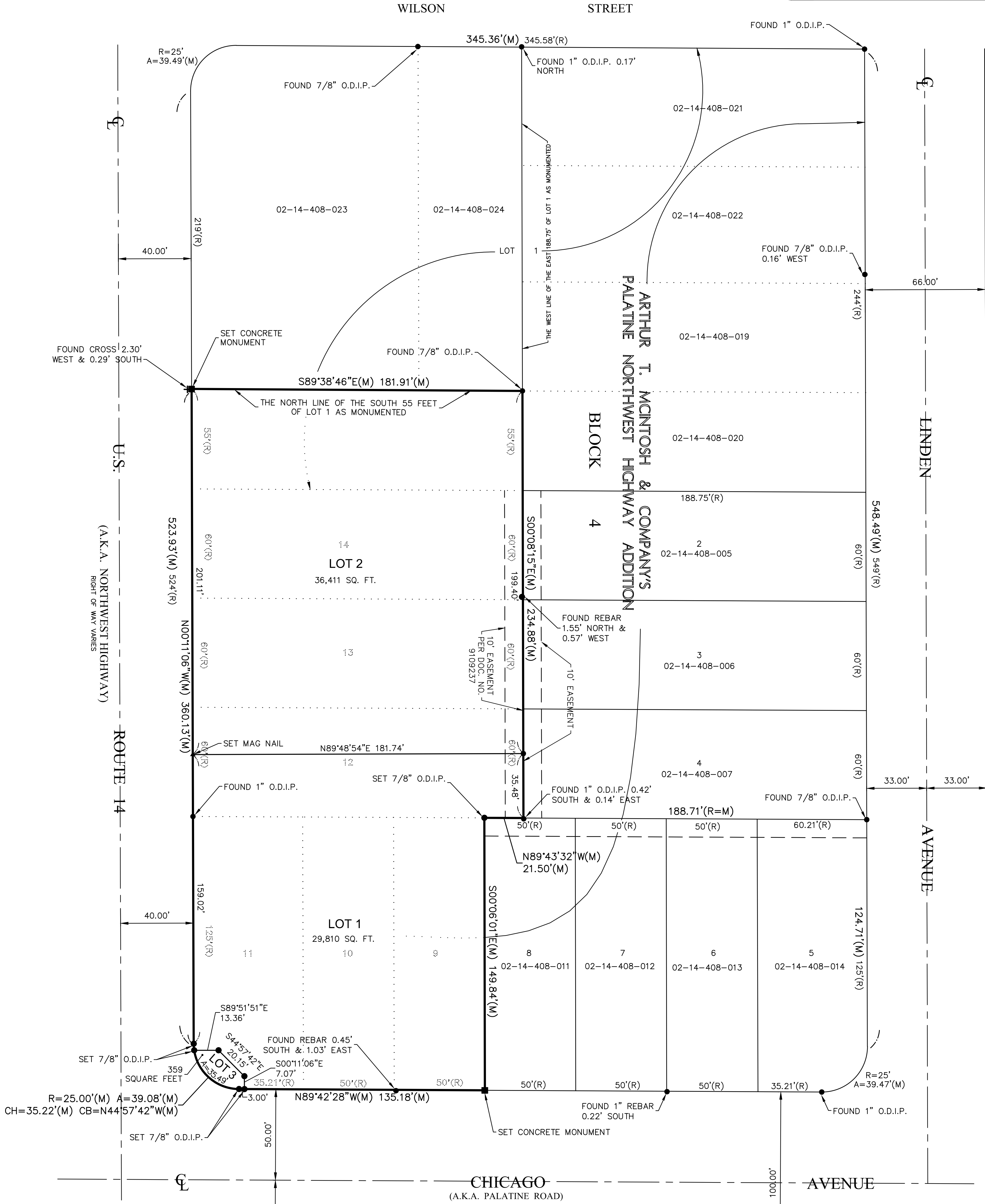
FINAL PLAT OF SUBDIVISION
PALATINE CROSSINGS
RESUBDIVISION

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



P.I.N. 02-14-408-002
02-14-408-010
02-14-408-016
02-14-408-025
02-14-408-026

AREA SUMMARY			
GROSS	66,579 SQUARE FEET	OR	1.528 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	66,579 SQUARE FEET	OR	1.528 ACRES
(TO HEAVY LINES) (BASED ON MEASURED VALUES)			



- LEGEND**
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
 - SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
 - + SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
 - ▲ SET MAG NAIL UNLESS OTHERWISE NOTE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - BUILDING SETBACK LINE
 - SECTION LINE

- NOTES**
- FOR CROSS ACCESS EASEMENT, SEE REAL ESTATE AGREEMENT TO BE RECORDED CONTEMPORANEOUSLY HERewith.
 - THERE SHALL BE AT MOST, ONE VEHICULAR ACCESS POINT TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) FROM LOT 1.
 - THERE SHALL BE AT MOST, ONE LIMITED VEHICULAR ACCESS POINT TO CHICAGO AVENUE (PALATINE ROAD) FROM LOT 1.
 - THERE SHALL BE AT MOST, ONE VEHICULAR ACCESS POINT TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) FROM LOT 2.
 - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO U.S. ROUTE 14 (NORTHWEST HIGHWAY) AND CHICAGO AVENUE (PALATINE ROAD) FROM LOT 3. ALL VEHICULAR ACCESS TO LOT 3 SHALL BE VIA INTERNAL CIRCULATION FOR THIS SUBDIVISION.

SEND TAX BILL TO:

AFTER RECORDING
RETURN TO:
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502

J:\Pdاتا\2019 Projects\19.0121\19.0121-01 Plat of Subdivision\19.0121-01 POS.dwg

1 OF 2

SCALE: 1" = 30'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

PALATINE CROSSINGS RESUBDIVISION
Palatine, Illinois

CLIENT

VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 10-10-19

PC CS

DRAWN BY BT

CHECKED BY DW

BOOK 543 PG 43

NO.	REVISIONS	DATE	BY
1.	PER VILLAGE COMMENTS	01-03-20	RHM

FINAL PLAT OF SUBDIVISION PALATINE CROSSINGS RESUBDIVISION

IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SPACE FOR I.D.O.T. STAMP

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS
DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT OF CH. 2 OF "AN ACT TO
REVISE THE LAW IN RELATION TO PLATS," AS AMENDED.
A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN
THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS
DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY
THE DEPARTMENT.

ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEERING

PLAN COMMISSION CERTIFICATE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE,
COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ 20__

SIGNED: _____
CHAIRMAN

ATTEST: _____
SECRETARY

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF
THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION
AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS
WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE
WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS
PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY
EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF
CONSTRUCTION OF THE SUBDIVISION.

BY: _____ DATED: _____
OWNER

BY: _____ DATED: _____
ILLINOIS PROFESSIONAL ENGINEER

VILLAGE COLLECTOR CERTIFICATE

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL
ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE
LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20__

BY: _____
VILLAGE COLLECTOR

VILLAGE COUNCIL CERTIFICATE

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE,
COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20__ .

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE
OF PALATINE STANDARDS AND REQUIREMENTS, AND WORKING
DRAWINGS AND SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN
PREPARED IN CONFORMANCE WITH THE VILLAGE STANDARDS AND
REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF
PALATINE HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20__

SIGNED: _____
VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, DANIEL W. WALTER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
3585, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT
1, TOGETHER WITH LOTS 9, 10, 11, 12,13, AND 14, ALL IN BLOCK 4 IN
ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTH WEST HIGHWAY
ADDITION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF
SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES
ARE SHOWN IN FEET AND DECIMALS THEREOF. THIS SUBDIVISION IS
WITHIN THE VILLAGE OF PALATINE, WHICH HAS ADOPTED AN OFFICIAL
COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS
5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND THIS SITE
FALLS WITHIN "OTHER AREAS: AREA OF MINIMAL FLOOD HAZARD, ZONE
X".AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN, AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP
NUMBER 17031C0181J, HAVING A REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT AURORA , ILLINOIS
THIS_____ DAY OF _____, 20_____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: _____
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/2020

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I HEREBY DESIGNATE _____
AND/OR REPRESENTATIVES THEREOF, TO RECORD THIS PLAT, A TRUE
COPY OF WHICH HAS BEEN RETAINED BY ME TO ASSURE NO CHANGES
HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____DAY OF _____, 20_____,
AT AURORA, KANE COUNTY, ILLINOIS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

EXPIRES: 11/30/2020

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT _____, LLC, A
LIMITED LIABILITY COMPANY, IS THE OWNER
OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH
OWNER, HAS CAUSED THE PROPERTY TO BE SURVEYED AND
SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES
THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES,
AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED
AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF,
SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL
DISTRICT _____.

DATED AT _____, _____, THIS ____
DAY OF _____,
A.D., 20 ____.

OWNER NAME: _____
ADDRESS: _____

BY: _____
SIGNATURE
TITLE: _____
PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC
IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____ (PRINT
NAME), _____ (TITLE) OF SAID LIMITED
LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AS SUCH _____, APPEARED BEFORE
ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND
VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID
LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF
_____, A.D., 20____

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

MORTGAGOR'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT _____ HEREBY
CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND
PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20__

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____
ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT
OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____
_____, A.D., 20__.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES ON: _____

PROJ. NO.: 19.0121-01	2 OF 2	SCALE: N/A	COMPASS SURVEYING LTD ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING 2631 GINGER WOODS PARKWAY, STE. 100 AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM	PROJECT PALATINE CROSSINGS RESUBDIVISION Palatine, Illinois	CLIENT VEQUITY 400 N. State Street, Suite 400 Chicago, Illinois 60654	DATE: 10-10-19	PC	CS	DRAWN BY: BT	CHECKED BY: DW	BOOK 543 PG 43	
						NO.	REVISIONS				DATE	BY:
						1.	PER VILLAGE COMMENTS				01-03-20	RHM

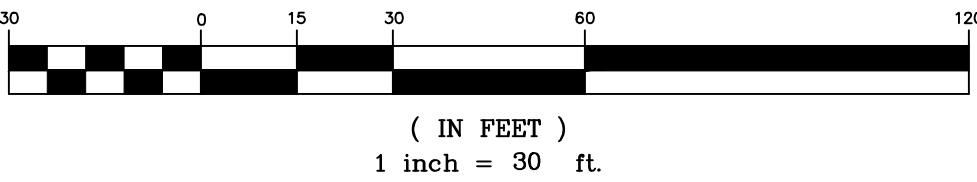
PLAT OF EASEMENT VACATION

OVER

LOTS 9, 10 AND 11 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-14-408-010-0000
P.I.N. 02-14-408-026-0000

GRAPHIC SCALE



OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT _____, LLC, A _____ LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY TO PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, THIS ____ DAY OF _____, A.D., 20 ____

OWNER NAME: _____

ADDRESS: _____

BY: _____
SIGNATURE

TITLE: _____
PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (PRINT NAME), _____ (TITLE) OF SAID LIMITED LIABILITY COMPANY, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., 20 ____

NOTARY PUBLIC SIGNATURE _____

(PRINT NAME) _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)SS

THE EASEMENT VACATION IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20 ____

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

EASEMENT VACATIONS SHOWN HEREON ARE HEREBY APPROVED AND ACCEPTED BY:

ComEd
BY: _____ DATE _____

AT&T
BY: _____ DATE _____

NICOR
BY: _____ DATE _____

CABLE TV
BY: _____ DATE _____

BY: _____ DATE _____

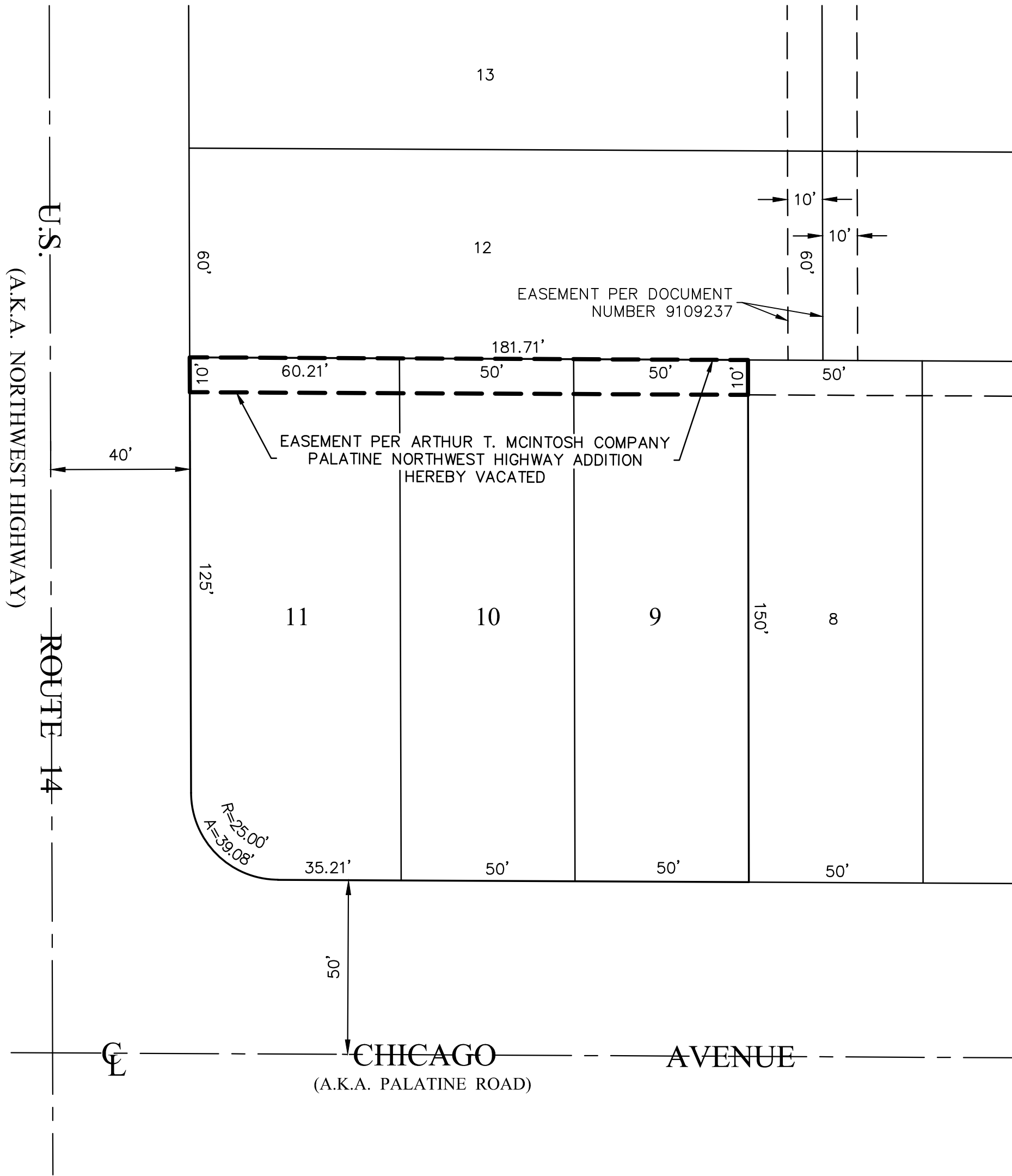
TITLE: _____

ABBREVIATIONS

N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

===== EASEMENT HEREBY VACATED
===== PARENT LAND PARCEL LINE
===== ADJACENT LAND PARCEL LINE
----- EXISTING EASEMENT LINE
----- CENTERLINE
----- BUILDING SETBACK LINE
----- SECTION LINE



SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE)SS

I HAVE PREPARED THIS PLAT FROM EXISTING MAPS, PLATS AND RECORDS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184--002778
LICENSE EXPIRES 4/30/2021

BY: _____ DATE: 01/03/2020
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3585
LICENSE EXPIRES 11/30/20

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



Know what's below.
Call before you dig.

J:\PSDATA\2019 PROJECTS\19.0121\19.0121--02 EASEMENT VACATION\19.0121--02-EASEMENT VACATION.DWG

PROJ. NO.: 19.0121-02

1 OF 1

SCALE: 1" = 30'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

7 NORTH NORTHWEST HIGHWAY
Palatine, Illinois

CLIENT

VEQUITY
400 N. State Street, Suite 400
Chicago, Illinois 60654

DATE: 01—03—20		PC	CS	DRAWN BY RHM		CHECKED BY DW		BOOK 543 PG 43	
NO.	REVISIONS							DATE	BY

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN PROPERTIES FROM
"B-2" GENERAL BUSINESS TO PLANNED DEVELOPMENT
7 N. NORTHWEST HIGHWAY, 25-35 N. NORTHWEST HIGHWAY,
AND 406-408 E. PALATINE ROAD**

WHEREAS, pursuant to a public hearing held on March 3, 2020 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "B-2" General Business to Planned Development.

PARCEL 1:

LOTS 12, 13, AND 14 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A:

LOTS 10 AND 11 IN BLOCK 4 IN ARTHUR T. MCINTOSH COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOT 9 IN BLOCK 4 IN ARTHUR T. MCINTOSH & COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION TO THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road.

PIN: # 02-14-408-026, 02-14-408-025, 02-14-408-002, 02-14-408-016, and 02-14-408-010.

Attachment: ORD REZ 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road (2020-28 : 7 N. Northwest Hwy, 25-35

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of its home rule power:

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as Planned Development.

SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 3: That this ordinance shall be in full force and effect upon passage and approval as provided by law.

PASSED: This ____ day of _____, 2020

AYES: ____ NAYS: ____ ABSENT: ____ PASS: ____

APPROVED by me this ____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
____ day of _____, 2020

Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A NEW 7-ELEVEN GAS STATION, CONVENIENCE STORE, AND CAR WASH AT
7 N. NORTHWEST HIGHWAY, 25-35 N. NORTHWEST HIGHWAY,
AND 406-408 E. PALATINE ROAD**

WHEREAS, pursuant to a petition and public hearing on March 3, 2020, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a new 7-Eleven gas station, convenience store, and car wash pursuant to Section 11.03 (d) (3) and Section 11.03 (d) (6) of the Village of Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:

LOTS 12, 13, AND 14 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 1B:

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commonly known as 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road.

PIN: # 02-14-408-026, 02-14-408-025, 02-14-408-002, 02-14-408-016, and 02-14-408-010.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: A Special Use to permit a new 7-Eleven gas station, convenience store, and car wash pursuant to Section 11.03 (d) (3) and Section 11.03 (d) (6) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 03/11/2020, the 7-Eleven building elevations prepared by Ilekis Associates dated 11/15/2019, except as such plans may be revised to conform to Village Codes and Ordinances.**
- 1. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.**
- 2. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.**
- 3. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.**

3. The car wash hours of operation shall be limited to 8 AM to 8 PM Monday through Saturday, and 9 AM to 8 PM on Sunday.
4. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. The final photometric and lighting plan shall be submitted in a manner acceptable to the Village of Palatine.
6. The architectural plans shall be revised to include a band of windows on the west side of the 7-Eleven building, in order to further break up the elevation (Plan Commission proposed).
7. The final sign plans in a manner acceptable to the Director of Planning and Zoning and shall include a revision to move the car wash height restriction signage away from the building and closer to the car wash entrance.
8. The Village shall conduct a 3-month and 6-month review of the 7-Eleven/car wash operations following its opening and, if deemed necessary by Staff, will forward the review to the Village Council, reserving the right to add additional conditions deemed necessary regarding the operations.

SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ day of _____, 2020

AYES:_____ **NAYS:**_____ **ABSENT:**_____ **PASS:**_____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2020

Village Clerk



ISSUE DATES / REVISIONS		
REVISION PER VILLAGE		03.11.2
REVISION PER VILLAGE		02.26.
REVISED PER VILLAGE		01.17.2
ZONING SUBMITTAL		10.08.
NO.	DESCRIPTION	DATE

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DRAWN BY:	RP
CHECKED BY:	RP
DATE:	10.08.19
PROJECT No:	19079

7-ELEVEN
7 N. NORTHWEST HIGHWAY
PALATINE, IL 60067
SITE #1042997

SITE PLAN

HEET

SP-1

OF

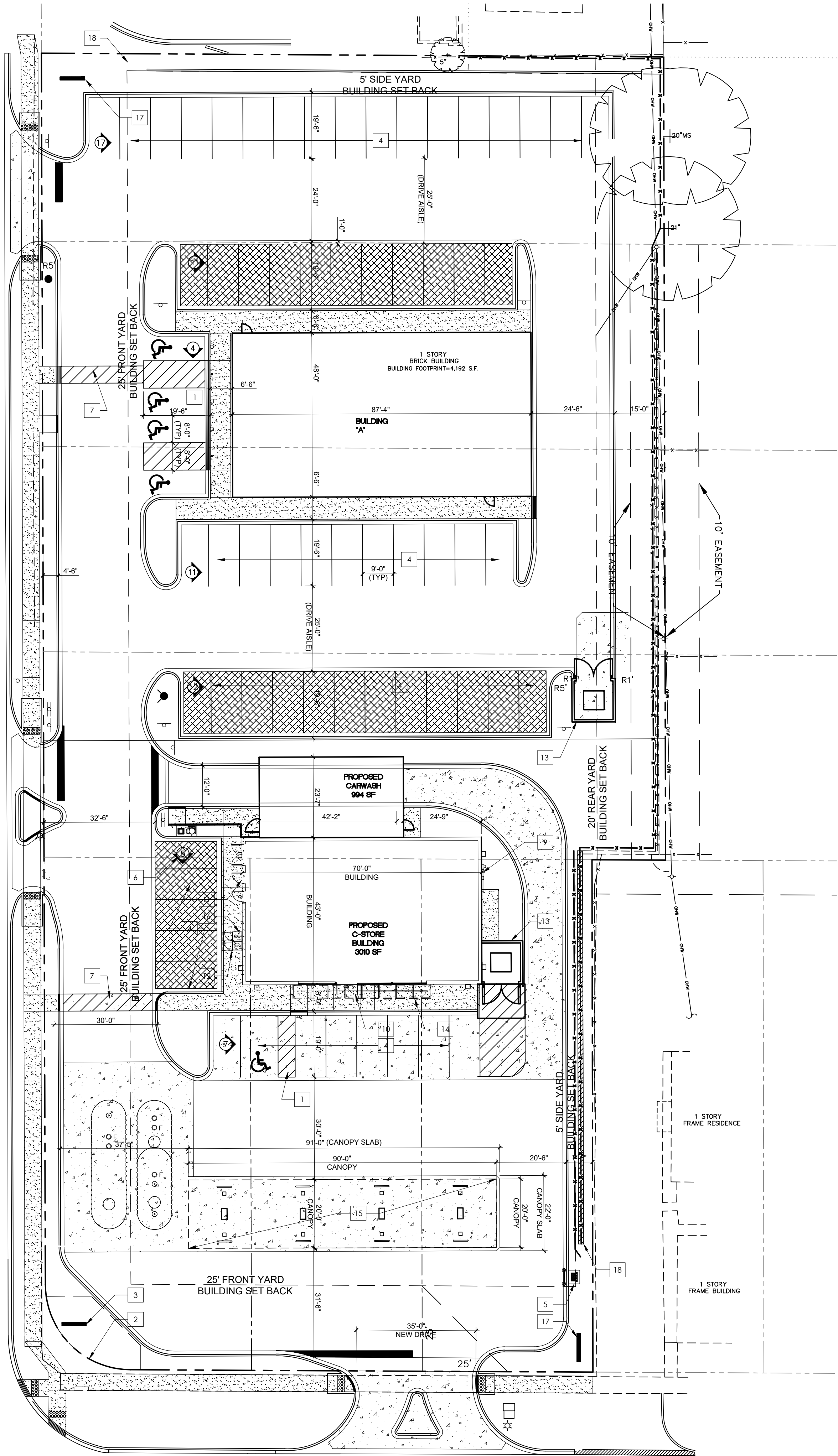
KEYNOTES

1.	HANDICAP STALL AND RAMP; REF CIVIL SHEETS.
2.	PROPERTY LINE; REF CIVIL SHEETS.
3.	7-ELEVEN PYLON SIGN; UNDER SEPARATE PERMIT.
4.	PARKING; REF CIVIL SHEETS.
5.	FUEL VENTS; REF FUELING DRAWINGS FOR LOCATION.
6.	AIR/VAC; REF FUELING DRAWINGS FOR LOCATION.
7.	ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS; REF CIVIL SHEETS.
8.	ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
9.	ELECTRICAL SERVICE; METER, CT CABINET, MDP
10.	MAIN ENTRY DOOR.
11.	EXIT DOOR.
12.	PROPOSED CO2 TANK/CAGE LOCATION (BY 7-ELEVEN)
13.	TRASH ENCLOSURE TO MATCH BUILDING MATERIALS - SEE 3D BUILDING VIEWS
14.	BUILDING ENTRANCE CANOPY (PREFAB ALUMINUM)
15.	FUELING CANOPY
16.	PROPOSED NITROGEN TANKS/CAGE LOCATION (BY 7-ELEVEN).
17.	MULTI-TENANT MONUMENT SITE WITH MASONRY BASE. BASE BY OWNER. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
18.	PROPOSED RETAINING WALL - SEE CIVIL DWGS.

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS
FOR COMPLETE SITE IMPROVEMENTS &
ADDITIONAL INFORMATION.

NOTE:
REFER TO SITE PHOTOMETRIC PLAN AND
ELECTRICAL DWGS FOR SITE LIGHTING
LOCATIONS AND SPECIFICATIONS

SITE DATA	
ZONING:	B2 - GENERAL BUSINESS
USE:	AUTOMOBILE FUELING STATION / MEDICAL OFFICE
SITE AREA:	
LOT AREA:	1.53 ACRES (66,579 SF) TOTAL
BUILDING SUMMARY:	
PROPOSED BUILDING FOOTPRINT:	4192 SF (NORTH LOT RETAIL BUILDING) 3010 SF (7-ELEVEN C-STORE) + 994 CARWASH
BUILDING HEIGHT:	21'-4" (NORTH LOT MEDICAL BLDG) 21'-0" (7-ELEVEN C-STORE)
PAVEMENT/SIDEWALK AREA:	
IMPERVIOUS AREA	53,898 SF (1.24 AC) (81%)
PERVIOUS AREA	12,681 SF (.29 AC) (19%)
SETBACKS:	
FRONT:	25' REQ'D
SIDE:	5' REQ'D
SIDE ABUTTING STREET	10' REQ'D
REAR:	20' REQ'D
PARKING SUMMARY (NORTH LOT):	REQUIRED: 1/300 SF BLDG AREA (14 STALLS)
REGULAR PARKING STALLS	51
ADA PARKING STALLS	4
TOTAL PARKING STALLS	55 PROVIDED
PARKING SUMMARY (SOUTH 7-ELEVEN LOT):	REQUIRED: 1/300 SF BLDG AREA (10 STALLS)
REGULAR PARKING STALLS	11
ADA PARKING STALLS	1
TOTAL PARKING STALLS	12 PROVIDED



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

~~CHICAGO~~

(A.K.A. PALATINE ROAD)

~~AVENUE~~



3D View 1, 1
12" = 1'-0"



3D View 2, perspective
12" = 1'-0"



3D View 3
12" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				
SYMBOL	MATERIAL	MANUFACTURER	COLOR	NOTES
N-1	FIBER CEMENT PANEL	NICHIIHA	SHALE BROWN	EXTERIOR WALL
N-2	FIBER CEMENT PANEL	NICHIIHA	GENTLE GREY SANDSTONE	EXTERIOR WALL BASE
N-3	FIBER CEMENT PANEL	NICHIIHA	ESPRESSO	EXTERIOR COLUMNS
P-1	PAINT	SHERWIN WILLIAMS	SEAL SKIN SW 7675	TRASH ENCLOSURE GATE, GRAVEL GUARDS AND LIGHT POLES
P-2	PAINT	SHERWIN WILLIAMS	COLOR TO MATCH STOREFRONT	HOLLOW METAL DOORS AND FRAMES
SF-1	ALUMINUM GLAZING	KANWEER	DARK BRONZE#40	STOREFRONT
C-1	PREFINISHED ALUMINUM CANOPY	MAPES LUMISHADE	BRONZE BAKED ENAMEL WITH REAR GUTTER CONNECTION	BUILDING CANOPY

[illegible]

	ZONING SUBMITTAL	10.08.
NO:	DESCRIPTION	DATE

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FROM THE AUTHOR.

DRAWN BY:	RP
CHECKED BY:	RP
DATE:	10.08.19
PROJECT No:	19079

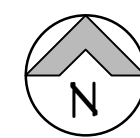
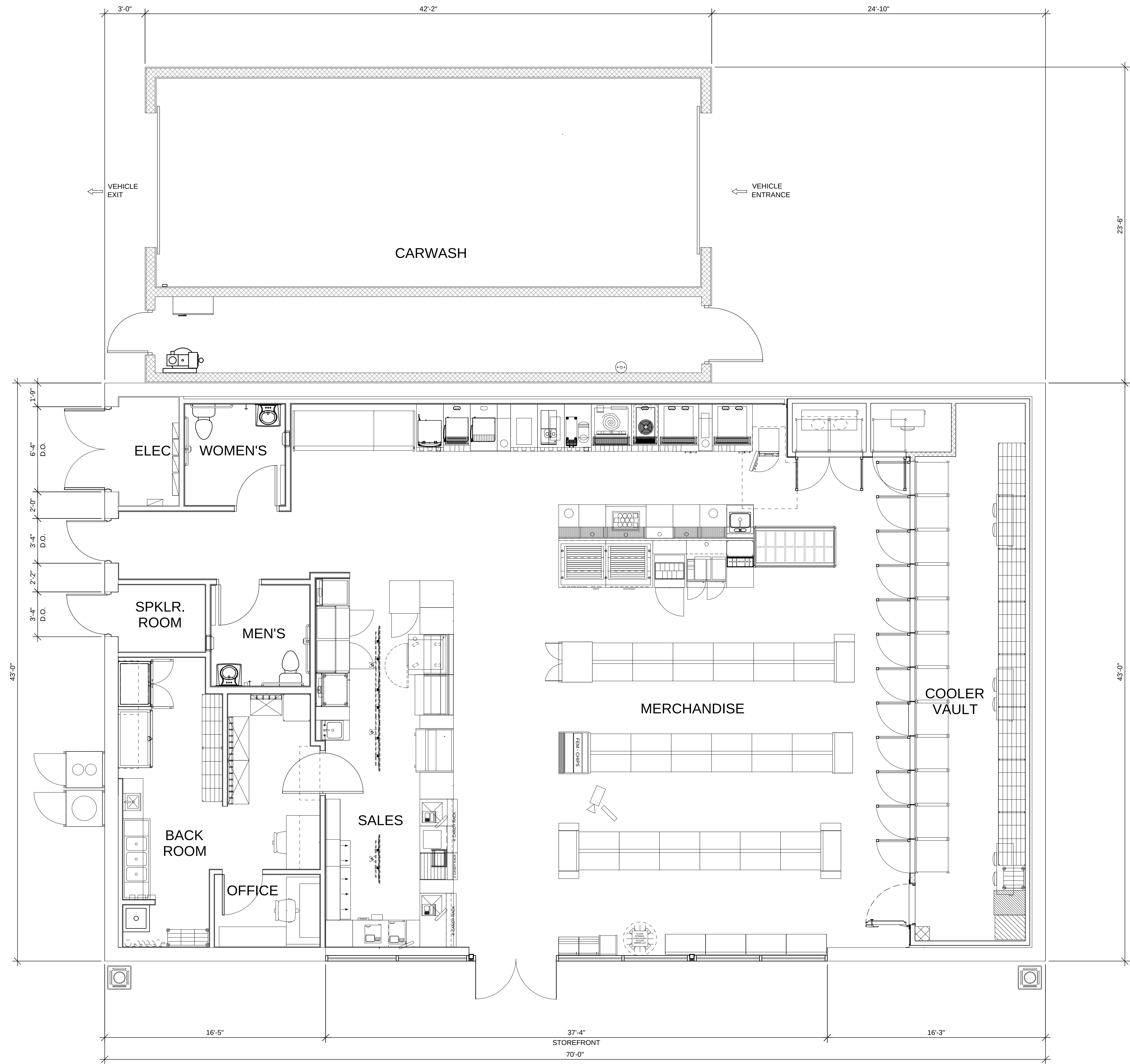
7-ELEVEN
7 N. NORTHWEST HIGHWAY
PALATINE, IL 60067
SITE #1042997

FLOOR PLAN

SHEET

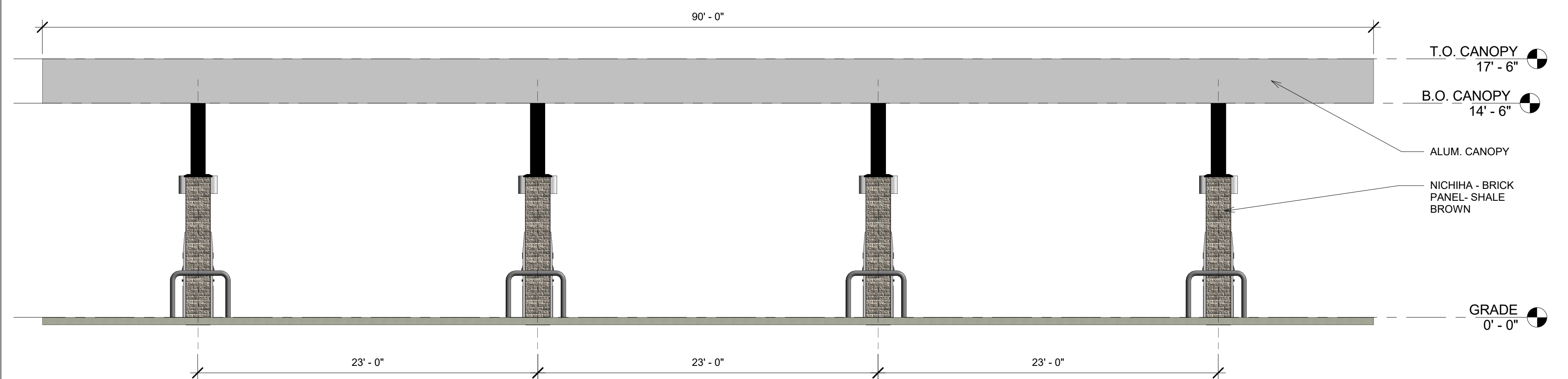
A-1

OF

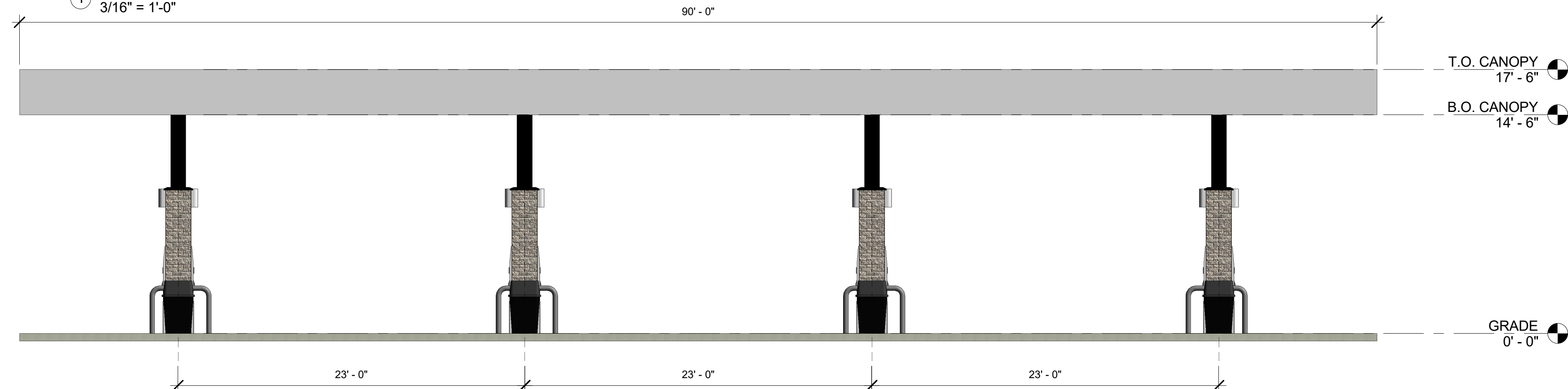


BUILDING FLOOR PLAN

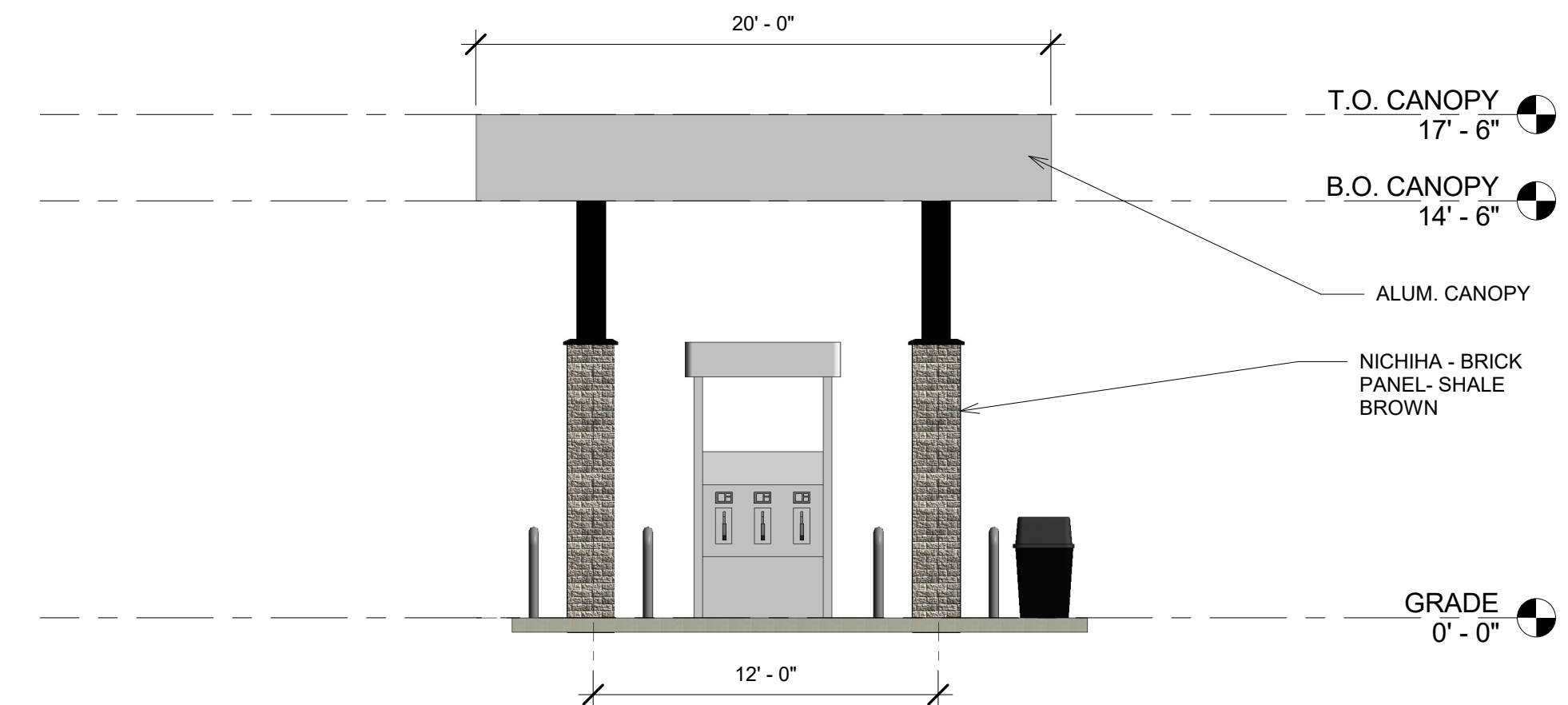
SCALE: 1/4" = 1'-0"



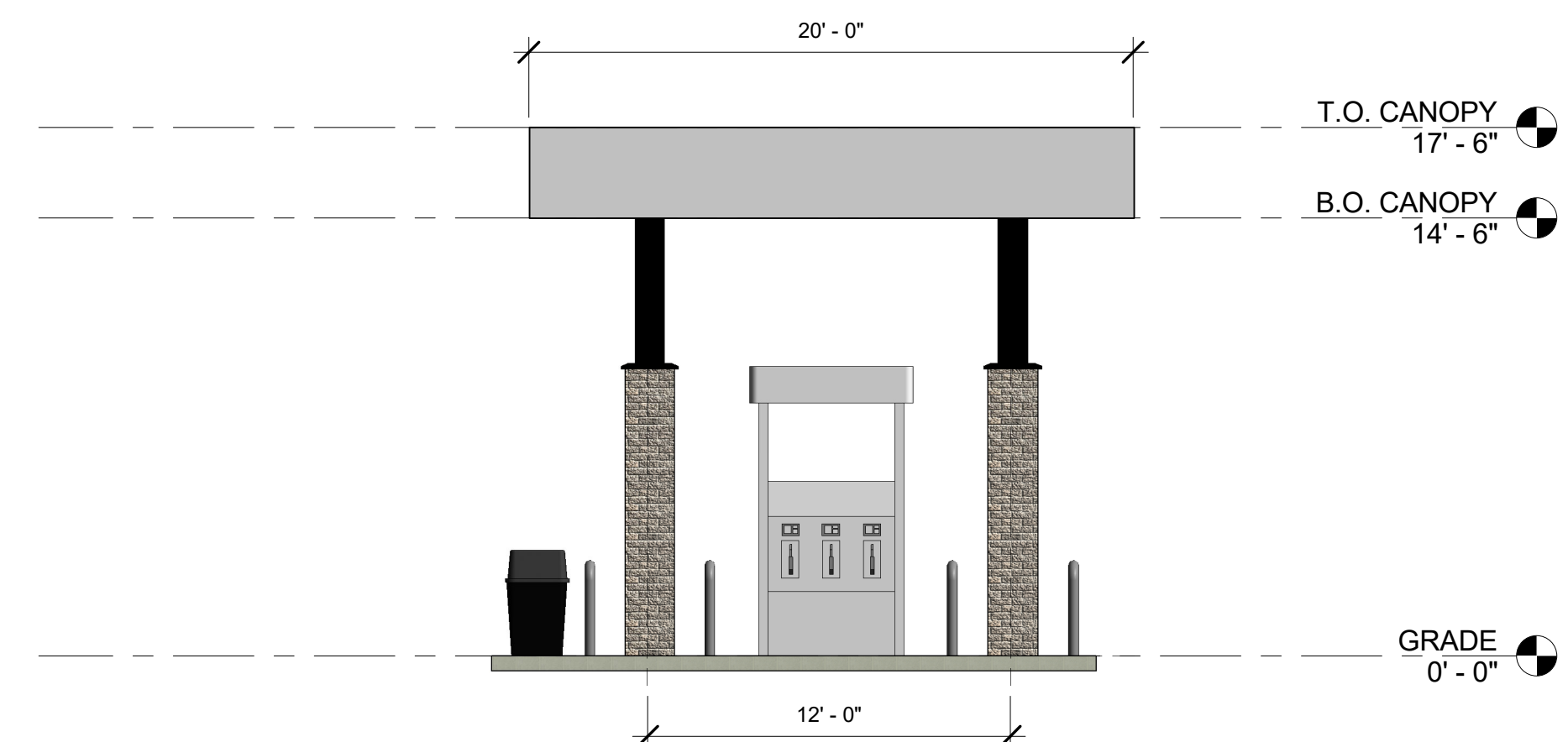
① CANOPY - NORTH ELEVATION
3/16" = 1'-0"



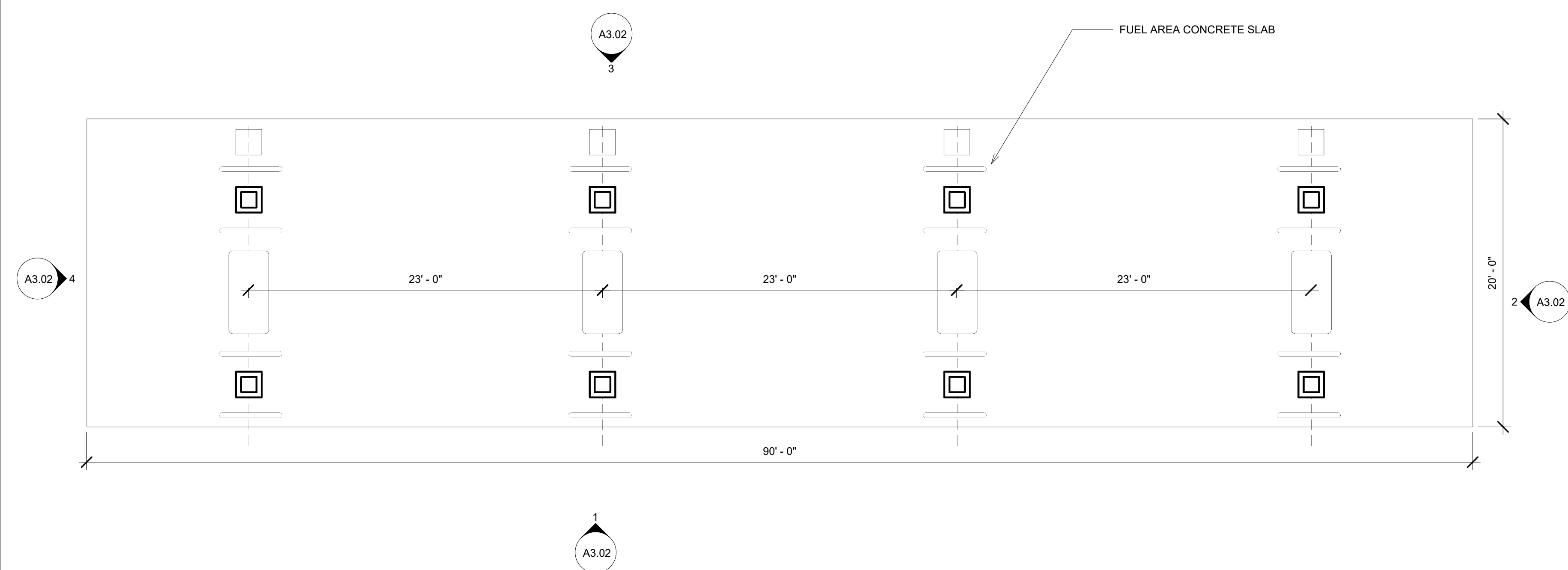
③ CANOPY - SOUTH ELEVATION
3/16" = 1'-0"



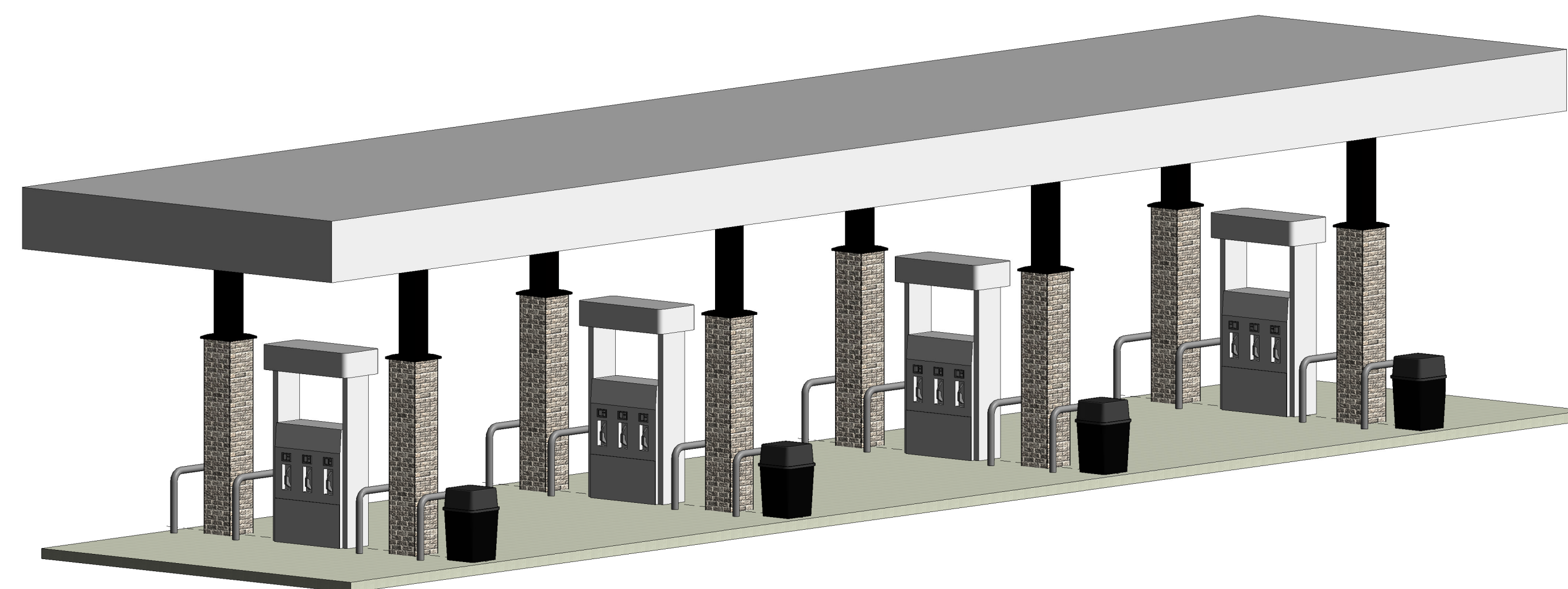
② CANOPY - EAST ELEVATION
3/16" = 1'-0"



④ CANOPY - WEST ELEVATION
3/16" = 1'-0"



⑤ CANOPY FLOOR PLAN
3/16" = 1'-0"



⑥ CANOPY PERSPECTIVE



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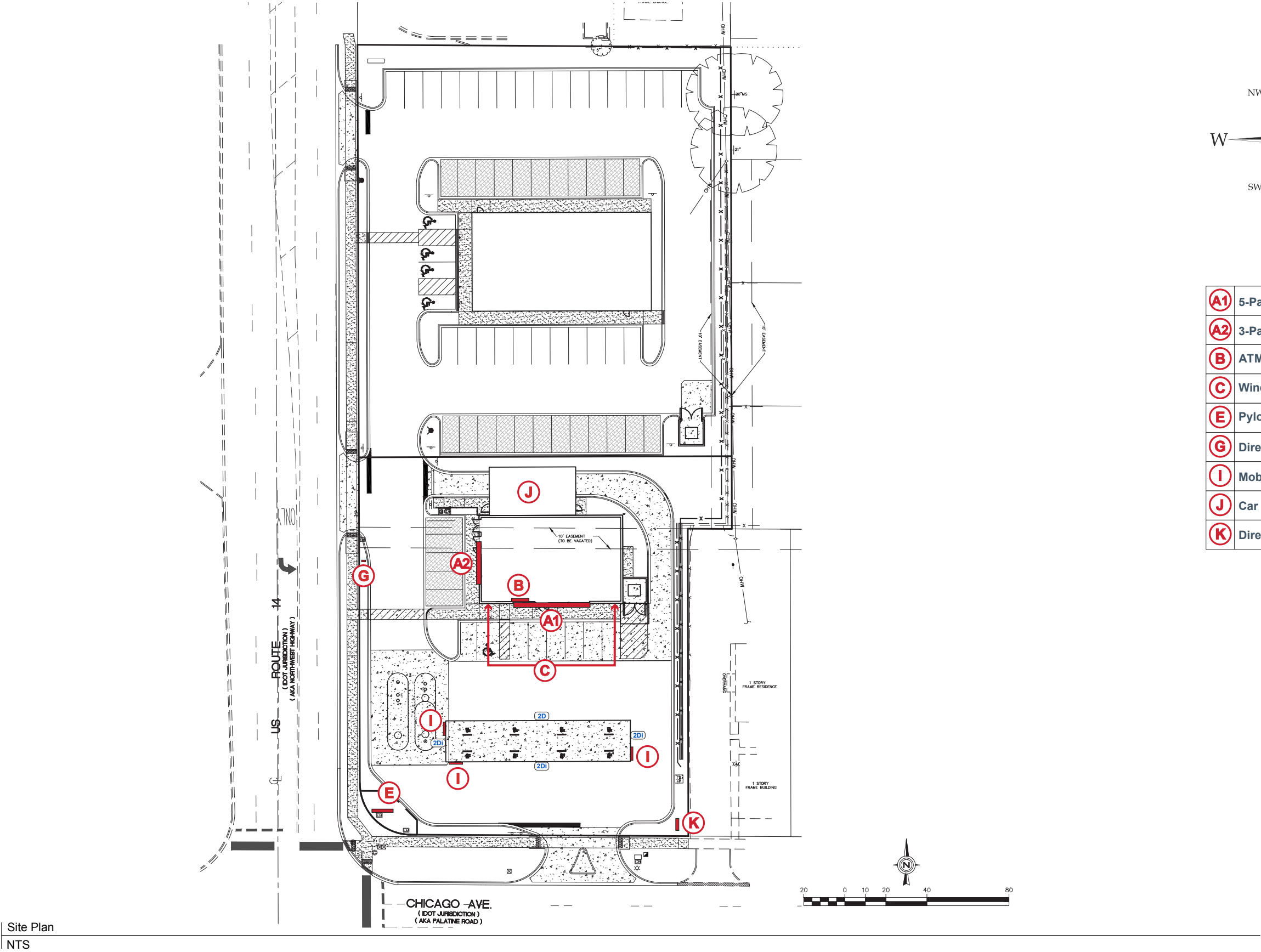


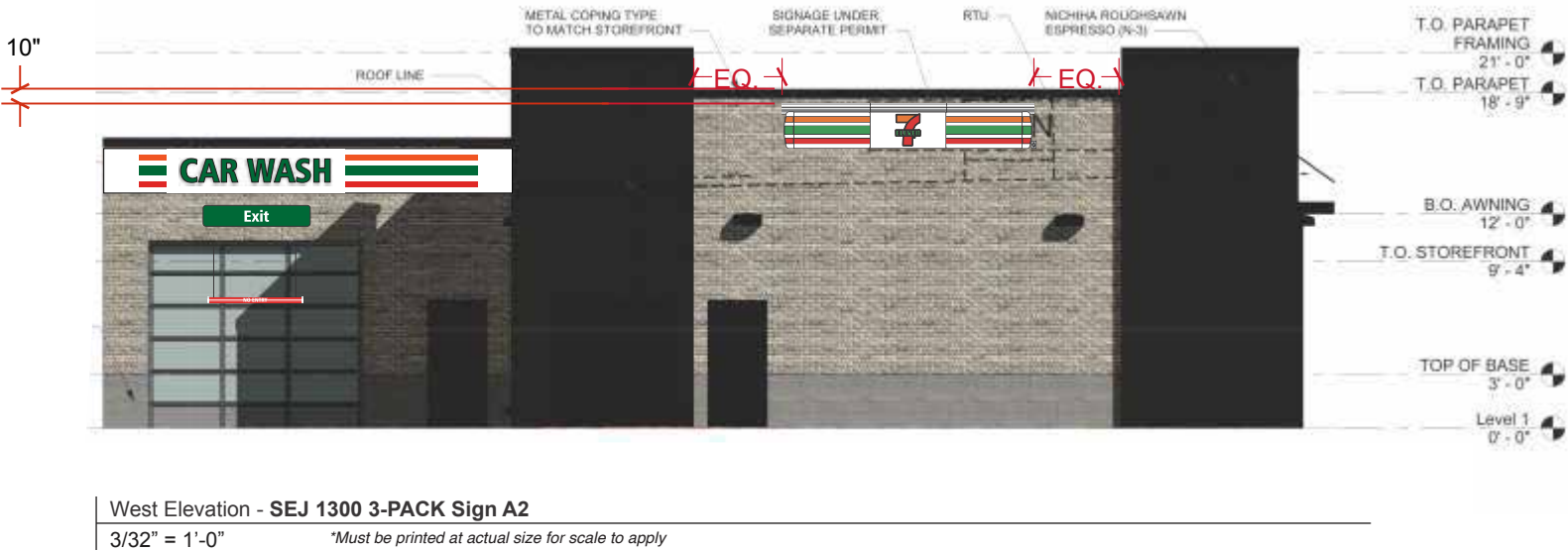
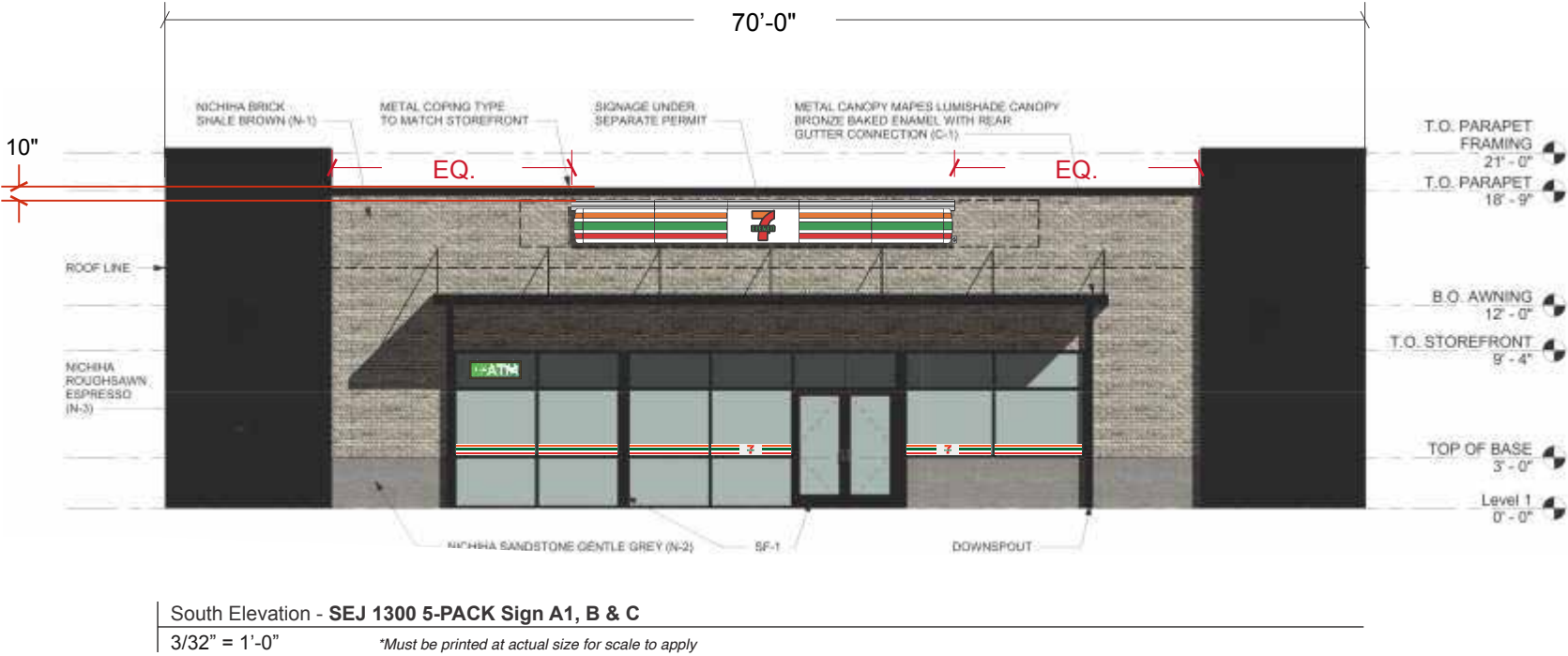
Mobil

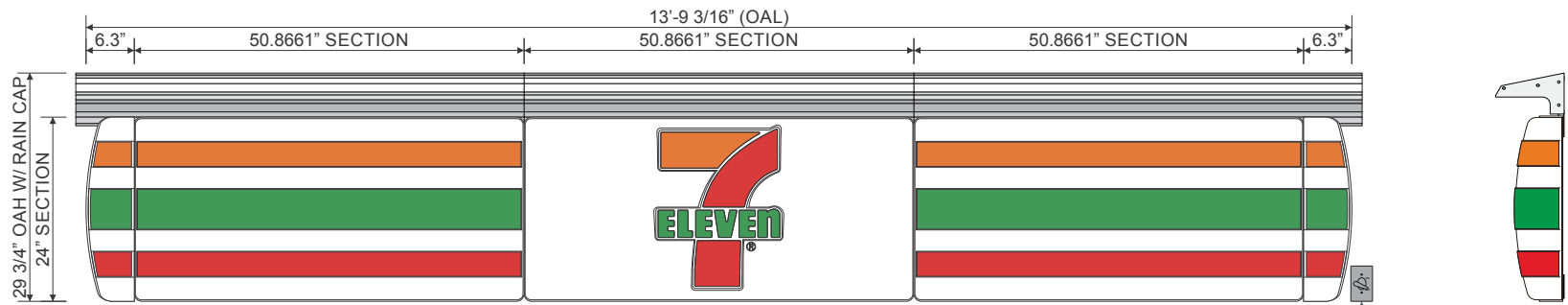
Project Location:

7-Eleven #38977

7 N. Northwest Hwy,
Palatine, IL 60067







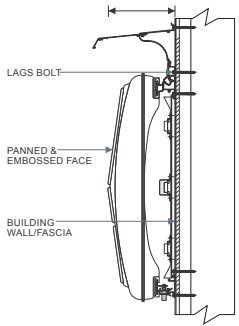
ONE (1) SET OF 24" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1300 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

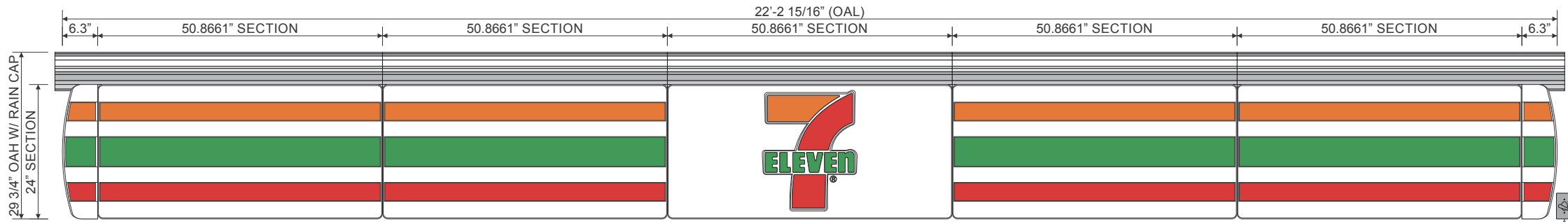
West Elevation - SEJ Wall Sign Sections - **Sign A2**

1/2" = 1'-0" **Must be printed at actual size for scale to apply*

Display Square Footage(Cabinets): **27.5**



Side Mounting Detail - Signs A
NTS



ONE (1) SET OF 24" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1300 SERIES).

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

South Elevation - SEJ Wall Sign Sections - **Sign A1**

1/2" = 1'-0" **Must be printed at actual size for scale to apply*

Display Square Footage(Cabinets): **44.5**



Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com

Customer/Site No: 7ELEV38977

Address: 7 N. Northwest Hwy, Palatine, IL 60067

Description: 7-11/Mobil Brand Book

Prepared By: T. Heesen

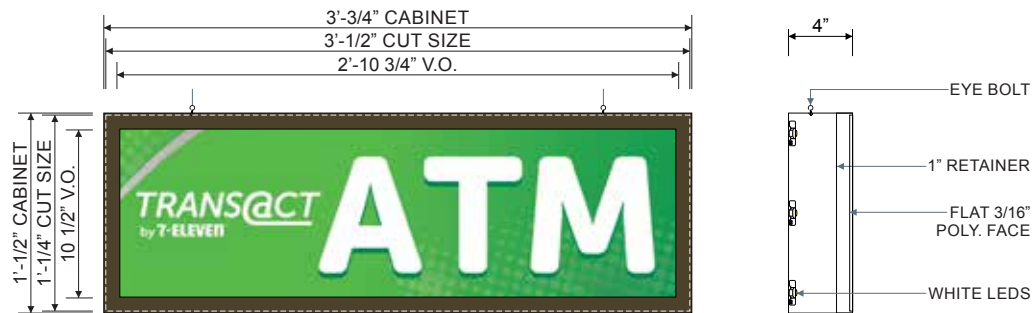
Date: 02/20/20

Project No: 423953-2

Customer Signature:



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ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: **DIGITALLY PRINTED IMAGE VINYL**
PAINT SPECS: **313E DURANODIC BRONZE**

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS



WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF EVERBRITE'S SCOPE OF WORK.
NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation & Side Mounting Detail - **ATM S/F Window Sign - Sign B**
1" = 1'-0" *Must be printed at actual size for scale to apply Display Square Footage (Cabinet): **3.2**

Front Elevation - **Typical Window Vinyl Graphics - Sign C**
3/8" = 1'-0" *Must be printed at actual size for scale to apply

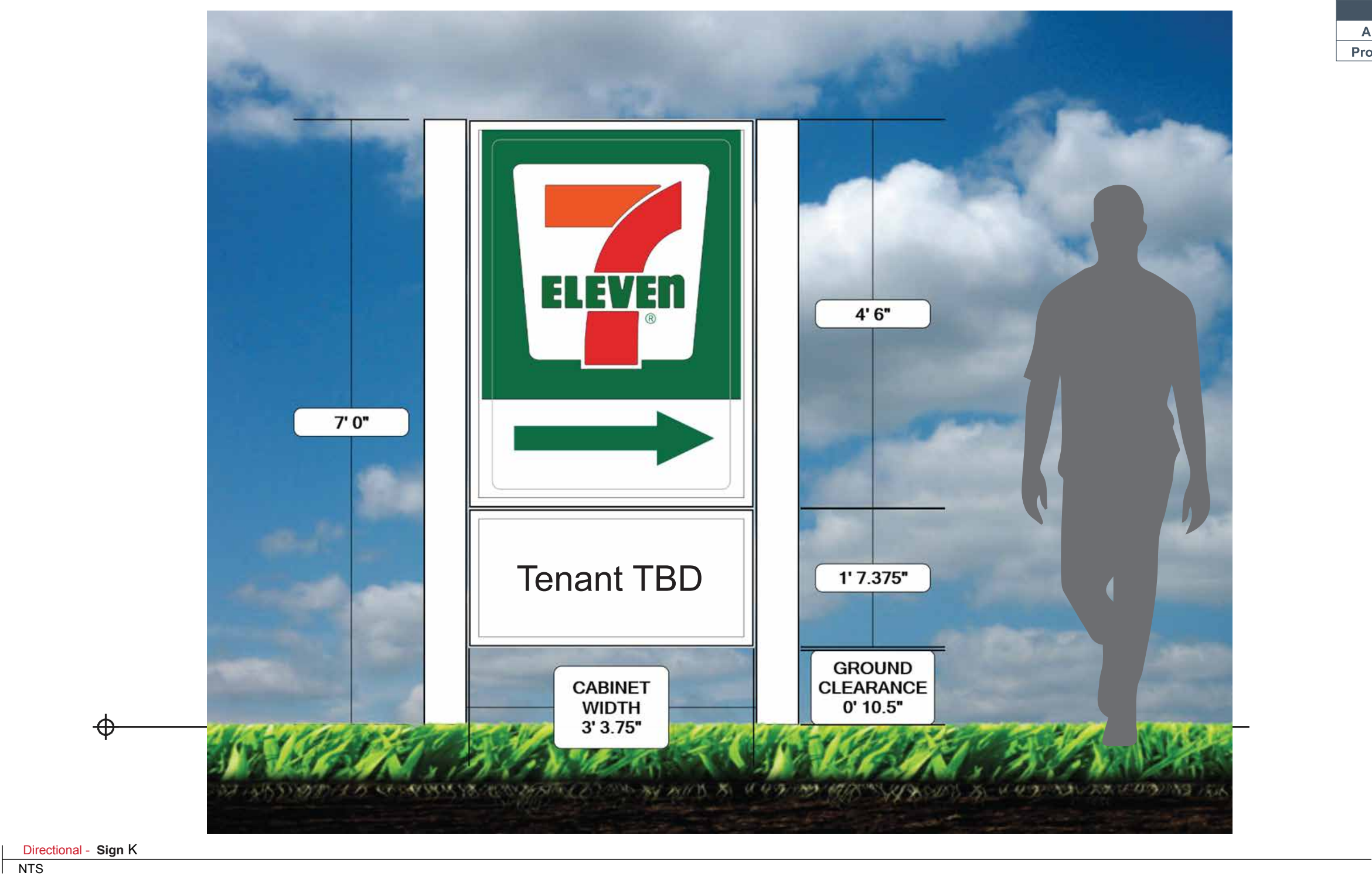


Total Sign Square footage Calculations:	
Allowed:	100.0 sqft
Proposed:	81.0 sqft

Overall Height:	
Allowed:	20 Feet
Proposed:	20 Feet

SetBacks:	
Requirements:	20 Feet
Proposed:	20 Feet

Attachment: EXHIBIT- 7-Eleven Signage Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-



Set Back Information:	
Allowed Total:	10' - 0"
Proposed Total:	10' - 0"

Attachment: EXHIBIT- 7-Eleven Signage Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-



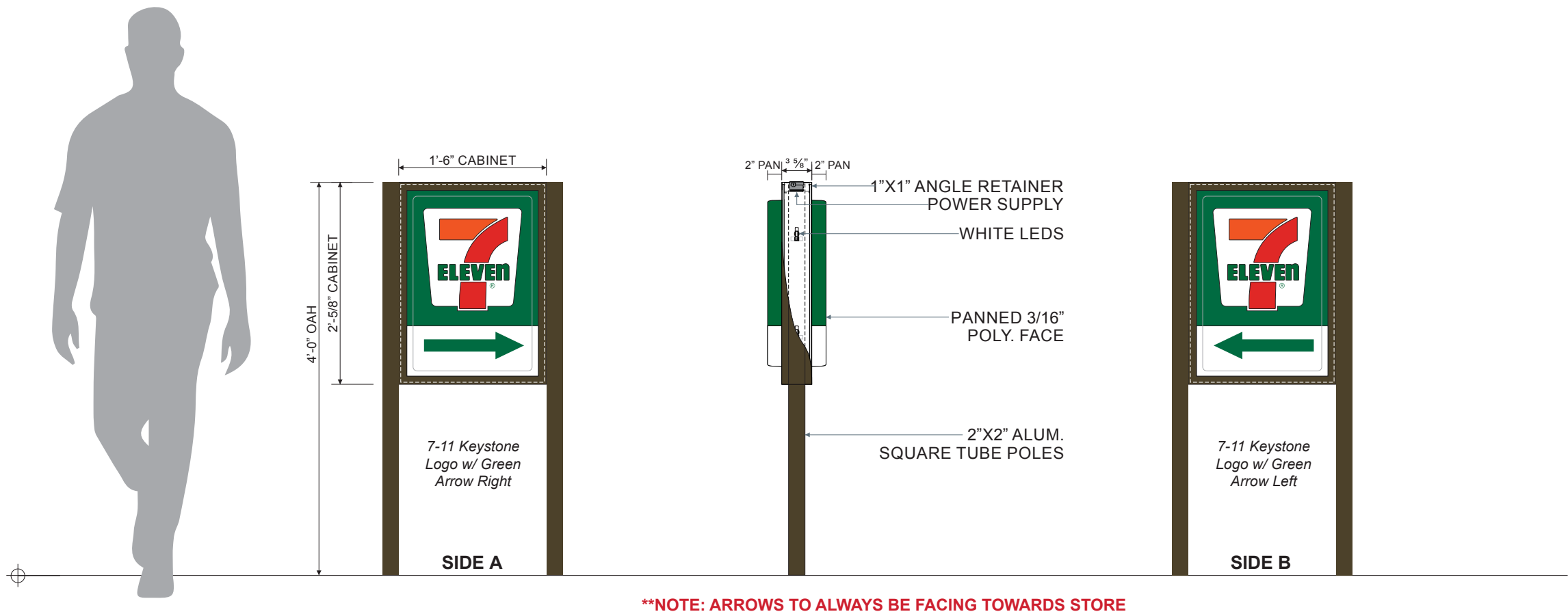
Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com

Customer/Site No: 7ELEV38977
Address: 7 N. Northwest Hwy, Palatine, IL 60067
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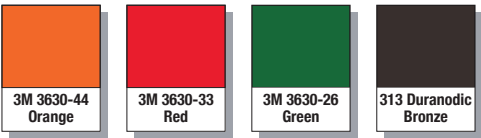
Prepared By: T. Heesen
Date: 02/20/20
Project No: 423953-2
Customer Signature:



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- DOUBLE-FACED — INTERNALLY-ILLUMINATED DIRECTIONAL SIGN CABINETS
- CABINET WITH 1" RETAINERS TO BE PAINTED 313 DURANODIC BRONZE
- 3/16" WHITE ACRYLIC FACES WITH TRANSLUCENT VINYL APPLIED
- PAN-FLAT FACES WITH GRAPHICS APPLIED 1ST SURFACE
- INTERNALLY-ILLUMINATED WITH GE TETRA RAYZ LEDS

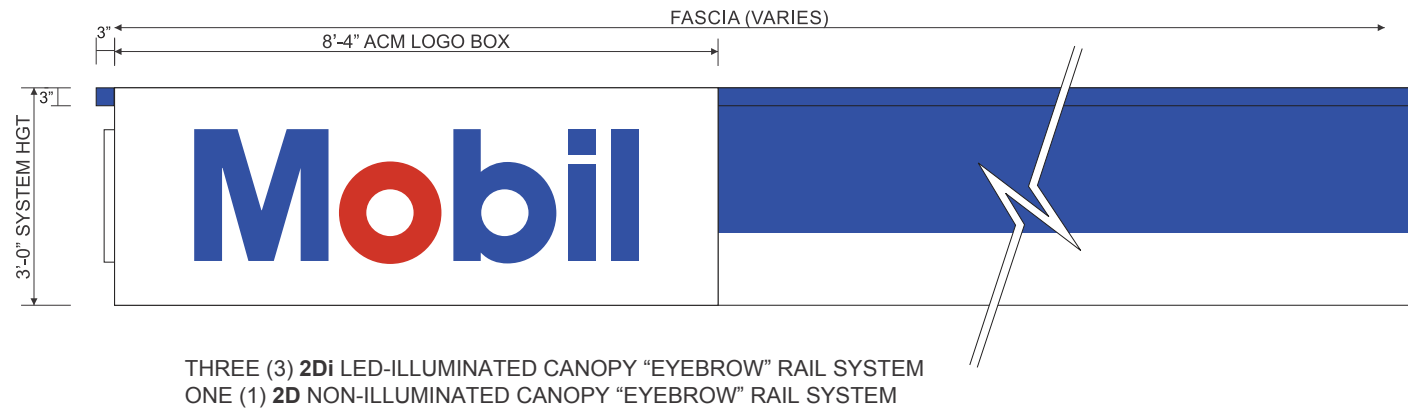
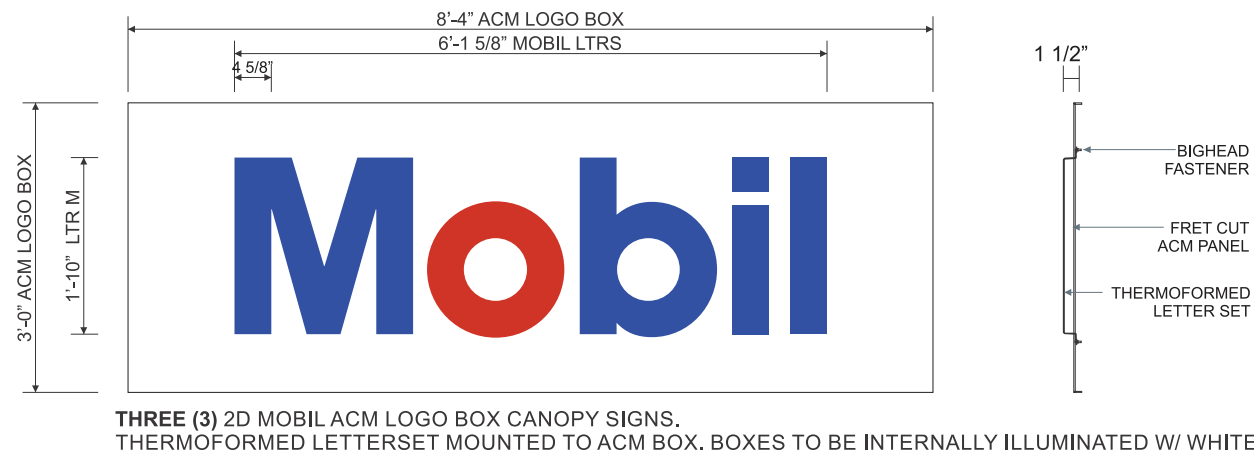


Area: 3 SF

UL 48 & NEC COMPLIANT

Directionals - **Sign G**
3/4" = 1' *Must be printed at actual size for scale to apply

Attachment: EXHIBIT- 7-Eleven Signage Plans (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-

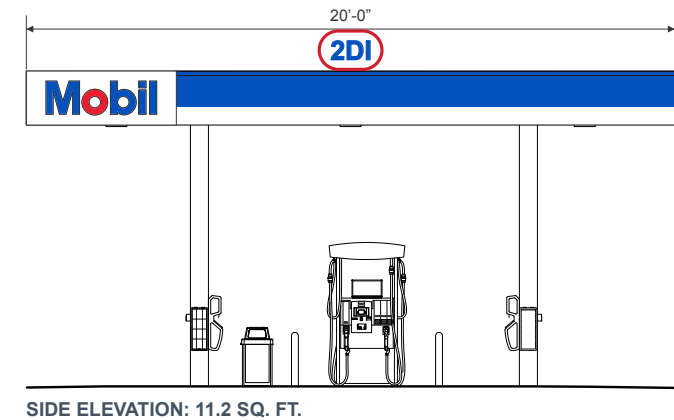
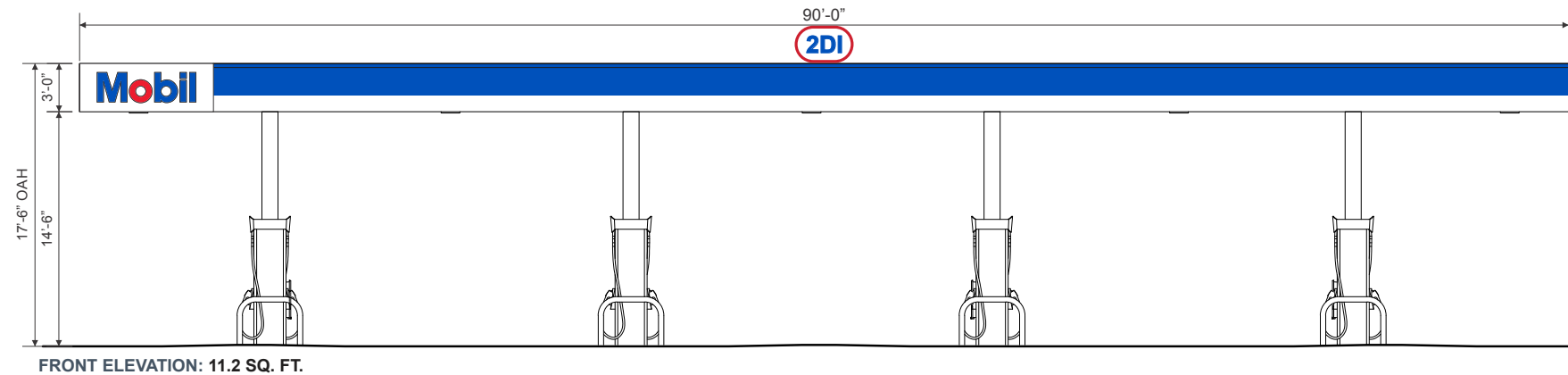


NOTE: LED ILLUMINATED RAILS TO BE INSTALL ON SIDES OF THE CANOPY WHICH ARE TO BE FACING TOWARDS THE STREET.

Face & Side Detail - Sign F		
1/2" = 1'-0"	*Must be printed at actual size for scale to apply	Display Square Footage: 25 sq. ft. (sign) 11.42 sq. ft. (letters only)

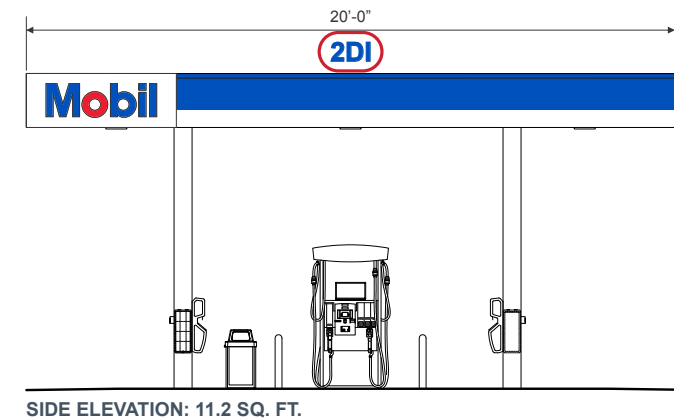
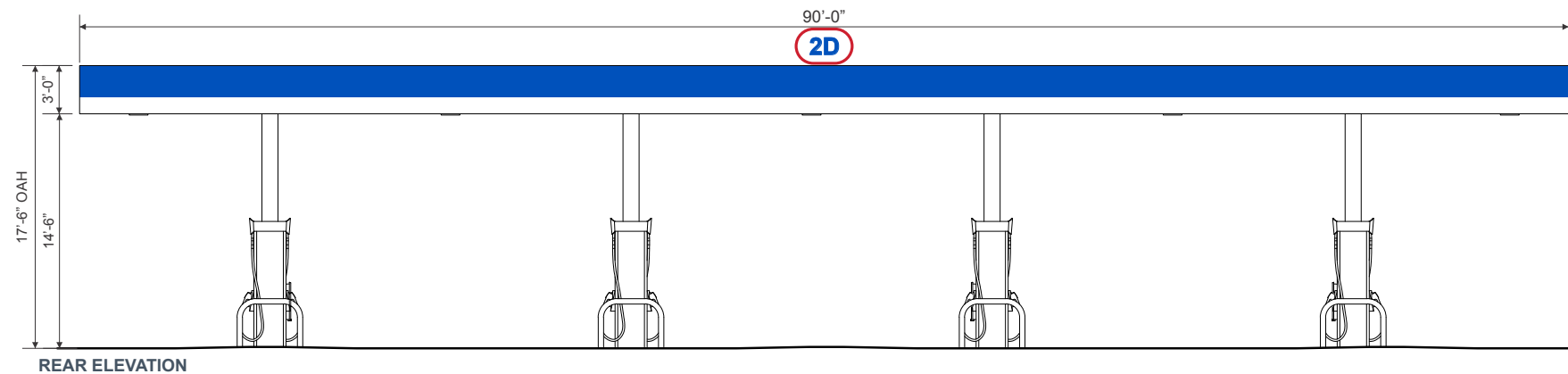
Front Elevation - 36" Canopy Height - Sign And Graphics Layout	
3/8" = 1'-0"	*Must be printed at actual size for scale to apply

NOTE: PROPOSED ELEVATION FOR CONCEPT ONLY, SITE SPECIFIC ELEVATION TO BE PROVIDED IF NEEDED



****NOTE: CANOPY PERMITS REVIEWED ON CASE-BY-CASE BASIS**

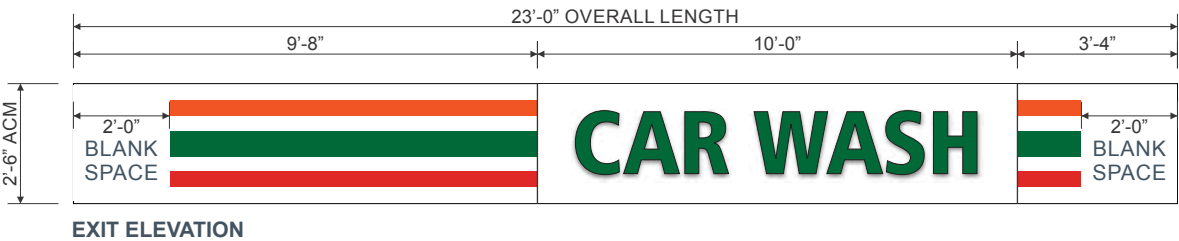
****NOTE: DISCONNECTS REQUIRED ON ALL ILLUMINATED SIGNS**



Front and Side Elevation (4MPD Stacked Canopy Configuration) - Sign Type I
NTS



NOTE: SITE SPECIFIC ELEVATIONS ARE REQUIRED, CONFIRM EXIT/ENTRANCE ORIENTATION PRIOR TO PRODUCTION



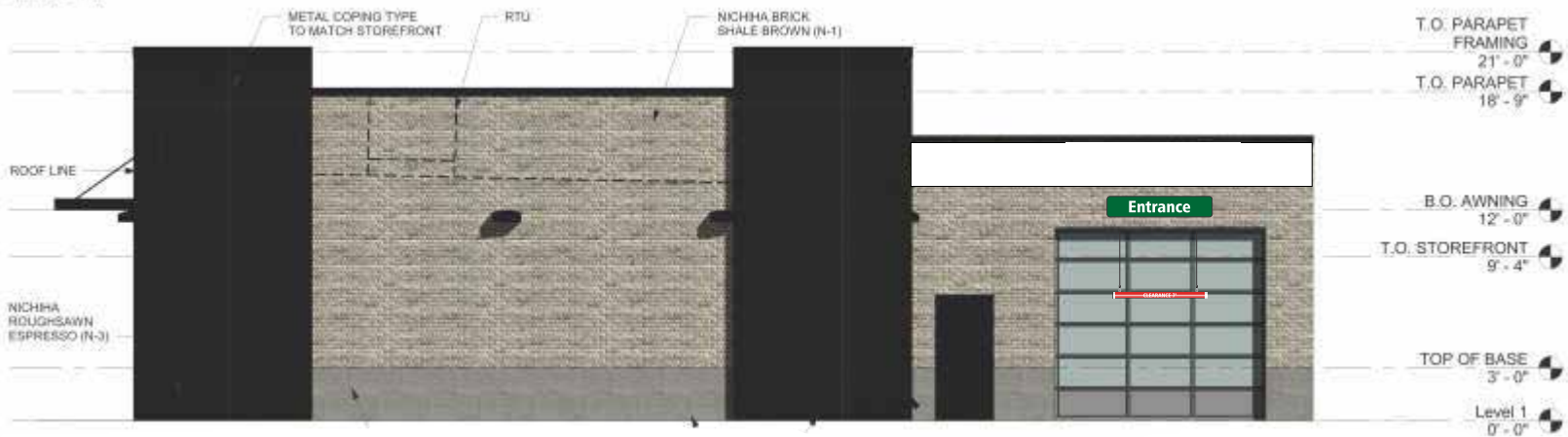
TWO (2) SETS OF 3MM THICK ACM PANELS FOR AN EXISTING CARWASH BUILDING FASCIA. PRE-PAINTED ACM PANELS W/ **DIGITALLY PRINTED** GRAPHICS FIRST SURFACE, W/3M 8520 OVER LAMINATE. PANELS TO BE ALIGNED FLUSH NEXT TO ONE ANOTHER & INSTALLED W/NEOPRENE WASHERS & LAG SCREWS ONTO EXISTING CARWASH BUILDING FASCIA.

7-ELEVEN COLOR SPECS: PMS-021C ORANGE, PMS-485C RED, PMS-349C GREEN

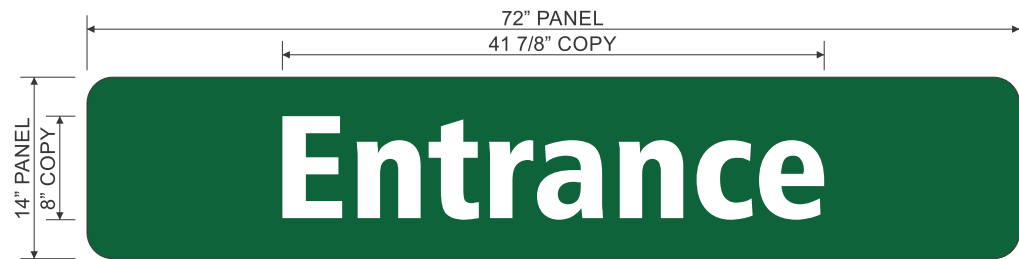
NOTE: END SECTIONS ARE PRODUCED WITH 2'-0" OF WHITE ON CORNERS.
NOTE: PROVIDE 1/12" X 1 1/2" ANGLE PAINTED TO MATCH ACM TO COVER CORNER JOINTS

Front View - **Aluminum Composite Material (ACM) Panels** Tatayama Style ACM Panels - **Sign J**

1/4" = 1'-0" *Must be printed at actual size for scale to apply



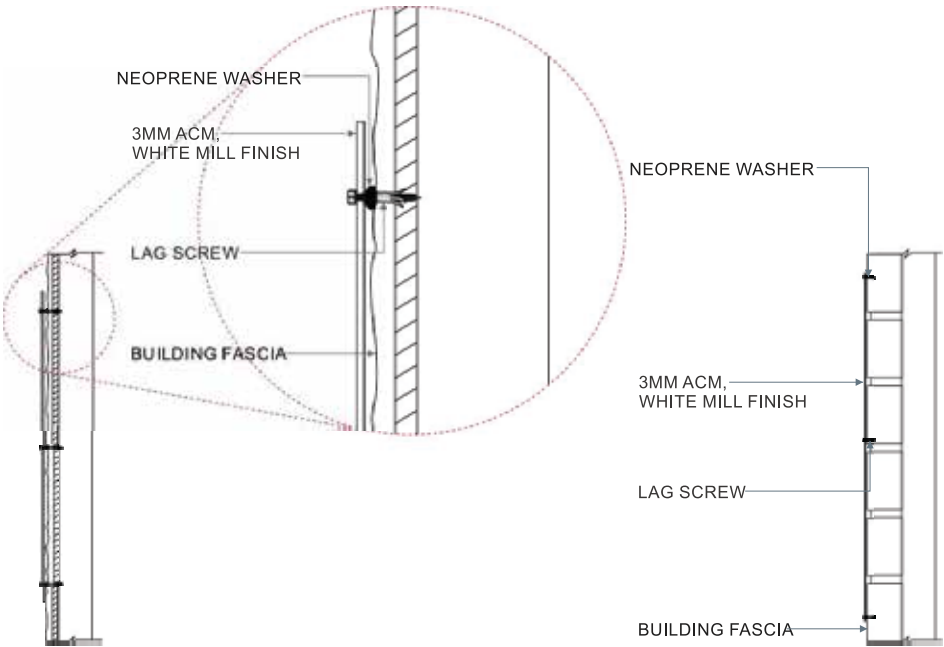
Display Square Footage ("Car Wash"): 11.2 ea.



ONE (1) 3MM THICK ACM "ENTRANCE" PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE. PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

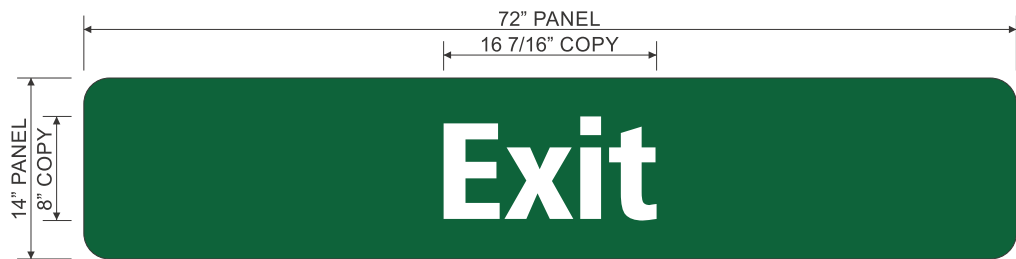
NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION



Front Elevation & Side Mounting Detail - Standard 1'-2"x6'-0" Entrance Panel - Sign J4

NTS

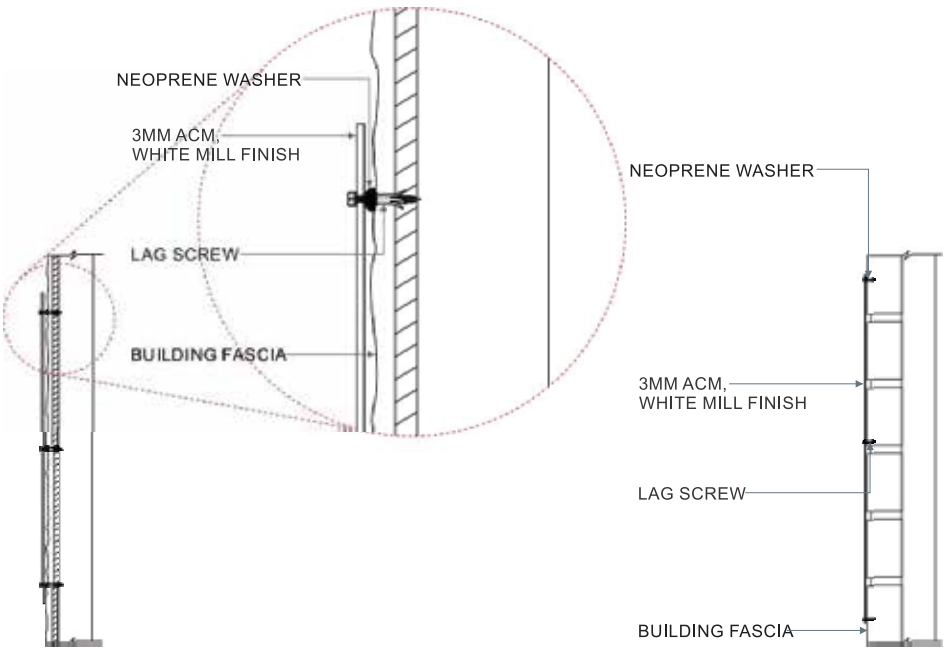
Display Square Footage: 7.0



ONE (1) 3MM THICK ACM "EXIT" PANEL. WHITE ACM ROUTED PANEL WITH GREEN VINYL THEN WHITE VINYL ON TOP, APPLIED FIRST SURFACE. PANEL TO BE INSTALLED FLUSH ONTO BUILDING WALL.

VINYL COLOR SPECS: 3M 3630-26 GREEN, WHITE

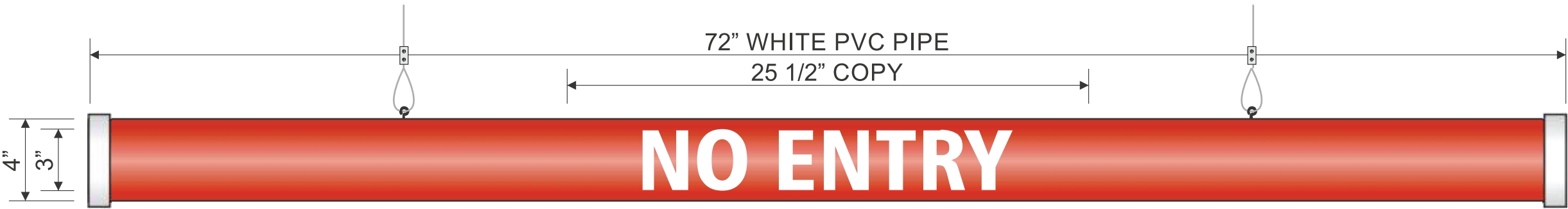
NOTE: MOUNTING METHOD TO CAR WASH BUILDING MAY CHANGE PER LOCATION



Front Elevation & Side Mounting Detail - Standard 1'-2"x6'-0" Exit Panel - Sign J4

NTS

Display Square Footage: 7.0



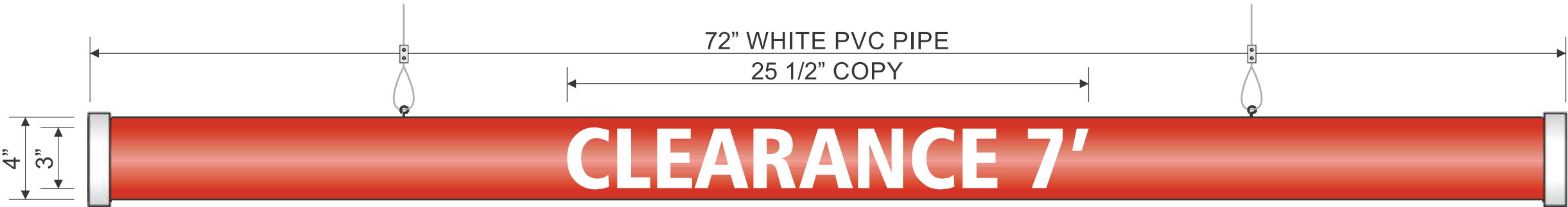
ONE (1) STANDARD 4" DIAMETER NO ENTRY BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front Elevation - **Standard 4"x72" Clearance Bar - Sign G**

2" = 1'
**Must be printed at actual size for scale to apply*

VINYL [ **3M 7725-13, TOMATO RED**  **3M 680-10, WHITE REFLECTIVE**]

Display Square Footage: **2.0**



ONE (1) STANDARD 4" DIAMETER CLEARANCE BAR.
4" DIAMETER **WHITE** PVC PIPE TO HAVE **3M 7725-13, TOMATO RED** OPAQUE VINYL GRAPHICS APPLIED FIRST SURFACE.
TWO (2) **WHITE** PVC END CAPS TO BE ON BOTH SIDES OF THE PIPE. PROVIDE TWO (2) EYE BOLTS, SETS OF 4'-0" CABLE W/
SETS OF HARDWARE (TOP & BOTTOM OF CABLE) FOR ATTACHMENT. EXISTING CLEARANCE BAR TO BE REPLACED WITH THE NEW ONE.

Front Elevation - **Standard 4"x72" Clearance Bar - Sign G**

2" = 1'
**Must be printed at actual size for scale to apply*

VINYL [ **3M 7725-13, TOMATO RED**  **3M 680-10, WHITE REFLECTIVE**]

Display Square Footage: **2.0**

LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
 Paul C. Pinderski
 Polly J. Pinderski

Jerome W. Pinderski
 1925-1993

Louis Pinderski
 1883-1943

115 West Colfax Street
 Palatine, Illinois 60067-5086 USA

847-358-5220
 FAX 847-358-4506
 PinderLaw@aol.com

www.pinderski.com

March 10, 2020

Ben Vyverberg
 Village of Palatine
 200 East Wood Street
 Palatine, IL 60067

RE: 7-Eleven/Physicians Urgent Care project

Dear Ben:

As a follow-up to our conversation of last Friday, I understand you are looking for some clarity regarding the exhibit that was utilized by our client during the Plan Commission hearing to speak to likely sound wave emanation from the proposed 7-Eleven carwash. Our client's the civil engineer had prepared a graphic overlay representation of likely sound wave travel onto the site plan to allow the Commission and members of the public to have a better idea as to the sound ramifications of our carwash.

I have attached an updated version of the exhibit. The basic information remains the same. It has been updated for purposes of clarity to make it easier to read.

The data being presented was derived from a collaboration between 7-Eleven and the manufacturer of the carwash blower motor device. During the public hearing, we indicated that the carwash being proposed is a touch-less system. As such, it has few moving parts, and little noise is generated during the wash cycles until air dryer blower motor turns on at the end of the cycle. The carwash has been designed through use of sound damping doors on the east and west ends to contain almost all sound within the interior of the carwash during any wash cycle. The only appreciable "noise" will occur when the western door opens when a vehicle is exiting the carwash. The dryer blower will cease operating once the vehicle exists the car wash. The eastern door will remain closed during the wash and drying cycles. It will not reopen until the dryer cycle has ended and the washed vehicle has left the carwash.

The carwash is designed to direct the bulk of any noise generated by the dryer system to the west towards the commercial properties along US 14, and away from our neighbors to the east during the short time the dryer will be operating while the west door is open as the vehicle exists to the west. Even then, the decibel levels of sound from the dryer system decline rapidly as the sound waves begin to cross US 14.

Tuesday, March 10, 2020

1

Attachment: EXHIBIT - Petitioner Clarified Car Wash Sound Narrative (submitted on 03-10-20) (2020-28 : 7 N. Northwest Hwy, 25-35 N.

PINDERSKI & PINDERSKI, LTD.

The graphic representation describes sound decibel levels at various measures from both the western exit and the eastern entrance to the car wash facility. The graphic chart also provides contrasting measurements as to sound levels with the garbage doors open and closed.

Based upon the graphic presentation of the sound decibel measures, the eastern property line would experience sound at approximately 65-67 decibels if the garage door is open, and drop to 63 decibels as sound moves into the backyard of our closest residential neighbor. *However, these sound levels should never occur as the eastern garage door will be closed throughout the wash and dry cycle.* As such, the "closed door" measure is the more likely sound level to be experienced by our neighbors to the east which is 50 decibels at the property line. The ambient urban noise level in the area surrounding our propriety is approximately 50-55 decibels taking into account exiting traffic.

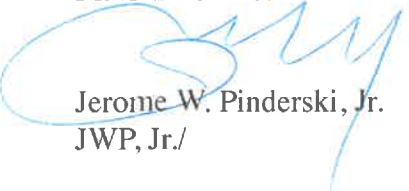
The measures calculated by the blow dryer manufacturer and 7-Eleven do not provide measure gradients at 10 foot intervals beyond 60 feet. After 60 feet, the sound gradient measures shift to 20 foot increments. This may have been done to keep the decimal measures in whole figures with it using fractions. Though reasonable estimates can be made based on the data at odd measures, we don't have imperial data measures to add to the chart.

Please remember as we discussed during the Plan Commission hearing that the graphic representation is designed to provide accurate measures of likely sound emanation without specific barriers in place to disrupt the sound waves. In this particular development, the eastern border of the project adjacent to the residential properties will have an 8 foot fence that will likely block and disrupt much of the sound emanating from the car wash. In addition, there will be a fair amount of landscaping materials on a good portion of the eastern property line that will further disrupt and muffle sound waves emanating from the carwash. As such, the planned improvements to create physical and landscape buffers on the eastern boundary of our property will add a further layer of sound insulation to benefit the residents to the east of our project.

Though these passive sound mitigation possibilities were not taken into account in our sound measure calculations, they do add real sound barrier protection to our neighbors to the east. These structures, when coupled with the active sound mitigation plans incorporated into the carwash itself will provide meaningful and significant sound level protections for our neighbors.

Sincerely,

PINDERSKI & PINDERSKI, LTD.



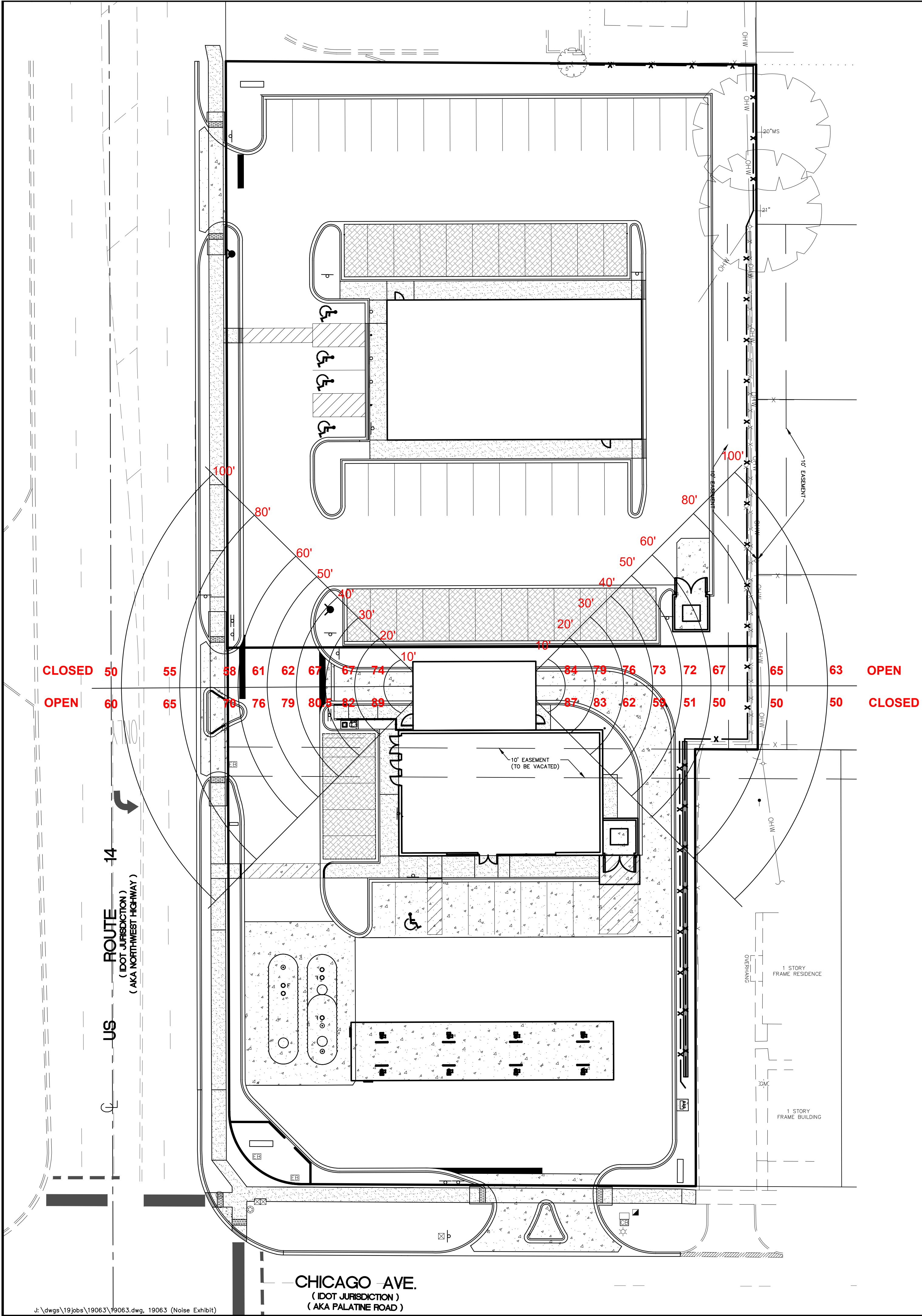
Jerome W. Pinderski, Jr.
JWP, Jr./

encl.

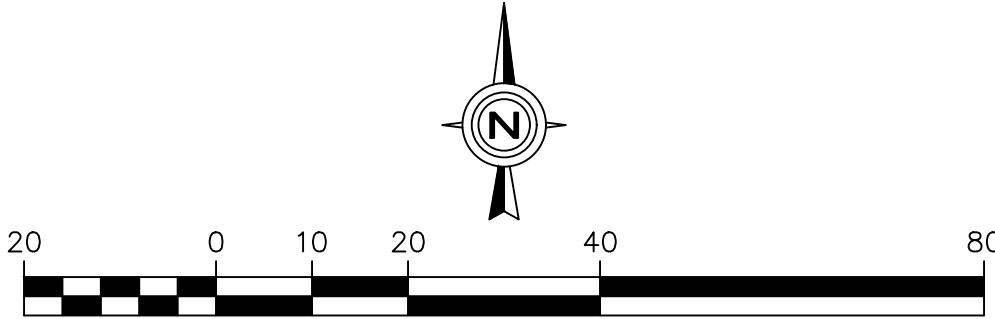
via email

Tuesday, March 10, 2020

2



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #19.0121 DATED 07/02/19)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.



**CAR WASH NOISE
LEVEL EXHIBIT**

CHECKED BY: J. MILLER	DESIGN BY: S. SIMAK	DRAWN BY: S. SIMAK	DATE: FEBRUARY 28, 2020	SCALE: 1" = 20'	PROJECT NO.: 19-063
1 of 1					
Prepared By: Wat & rmark Engineering RESOURCES 2631 Ginger Woods Parkway, Aurora, IL 60502 (630) 375-1800 watermark-engineering.com					
Prepared For: Vequity 400 N. State Street, Suite 400 Chicago, IL 60654 PROPOSED FUEL CENTER 7 North Northwest Highway Palatine, IL 60067					
NO. 1					
REVISIONS PER VILLAGE REQUEST					
DATE 3/10/2020					



March 10, 2020

Ben Vyverberg
 Director of Planning and Zoning
 Village of Palatine
 200 E. Wood Street
 Palatine, IL 60067
 847-359-9048

**Re: Proposed 7-Eleven & Physicians Office
 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, and 406-408 E. Palatine Rd.
 Site Lighting Addendum**

Mr. Vyverberg,

As a result of additional concerns and questions from the neighboring residents that were raised at the Public Hearing on March 3, 2020, we have prepared this Site Lighting Addendum to further address how lighting and glare levels will be controlled from spilling over to the residential properties to the east of this proposed development.

First, I would like to mention that the proposed Photometric Plan as submitted at the Public Hearing has been further reviewed by the Village engineer and has been confirmed to be in compliance with all Village codes and local ordinances.

The pole lighting fixtures being used to illuminate the parking lot are full cut-off LED fixtures that are designed to direct light in a downward direction. The proposed fixture utilizes an advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare, and effective security light levels in addition with having an upward light output ration of 0 (full cut-off). Fixture cutsheet has been attached for additional information.

In addition to the general site lighting, wall packs will be utilized on all East, West, and South sides of the 7-Eleven convenience store / carwash building to wash the face of the exterior façade. Just like the parking lot lighting fixtures, these fixtures are also full cut-off Led fixtures that are shielded to direct light in a downward direction only. These fixtures will be mounted on the building approximately 11 feet above the ground. Fixture cutsheet attached for additional information.

Lastly, there will be a total of ten (10) LED fixtures mounted to the underside of the fueling canopy with the bottom of canopy being at a height of 14'-6" above the parking lot. This fixture is specifically designed and intended for lighting canopies, such as gas stations, truck stops, and drive thrus at banks, pharmacies, and restaurants. This fixture

uses reflective technology designed to optimize application efficiency and minimize glare. Fixture cutsheet attached for additional information.

While using only the latest advancements in site lighting technology, we are confident that the proposed lighting for this development will provide a pleasing environment for the general public utilizing these facilities, creating a safe and inviting atmosphere without disrupting the neighboring residential properties.

Attachments:

Lighting Cut sheets

- Evolve LED Area Light fixture cut sheet (General Parking lot lighting)
- GE Evolve LED L-Series Wall Pack (Building Downlights)
- GE Evolve LED Area Lighting (Canopy Light)

Sincerely,



Robb Pomis
Warren Johnson Architects, Inc.

Evolve™ LED Area Light

Scalable Area Light (EASC)



current
powered by GE



Product Features

The next evolution of the GE Evolve™ EASC LED Area Light continues to deliver outstanding features, while adding greater lumen output, flexibility and style. This latest design focuses on high lumen output and provides photometric combinations with high efficacy, providing the ability to serve demanding area applications where pole spacing is wide and illuminance requirements are high. The EASC Evolve Luminaire comes with a specially designed auto dealership optic for exceptional illuminance on the dealership's front row, while providing an impressive high lumen output. Optional programmable motion sensing for Title 24 compliance is available.

Applications

- Site, area, roadway and general lighting applications utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for large retailers, commercial to medical properties, and big box retailers. Also suitable for roadways.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, long LED life, and a reduced Effective Projected Area (EPA).
- Meets 3G vibration standards per ANSI C136.31-2010 for Slipfitter and Mounting Arm configurations. Meets 1.5G vibration standards for Knuckle Slipfitter Mounting.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve light engine with directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 3000K, 4000K and 5000K typical.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21 L5, L4, L3, L2, LA, V5, M5, M4, M3, M2, MA, W5
- Projected L90>100,000 hours per IES TM-21 Y5, Y4, Y3, Y2, YA & Z5
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (18k) @ Hours*		
	25,000 hr	50,000 hr	100,000 hr
L5, L4, L3, L2, LA & V5 M5, M4, M3, M2, MA, W5	L94	L90	L82

Optical Codes	Lxx (6k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
Y5, Y4, Y3, Y2, YA & Z5	L96	L94	L90

Note: *Projected Lxx based on LM80 (18,000 hour testing). **Projected Lxx based on LM80 (6,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temperature: (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
35	0.98

Ratings

-  listed, suitable for wet locations.
 -  listed with option code "J" SKUs.
 - IP65 rated optical enclosure per ANSI C136.25-2009.
 - Temperature rated at -40° to 35°C
 - **Upward Light Output Ratio (ULOR) = 0.** This means full cut off.
 - Title 24 compliant with "H" motion sensor option.
 - Compliant with the material restriction of RoHS.
 - DLC Premium qualified models available.
- Please refer to <http://www.designlights.org/QPL> for complete information.

Mounting

- **Option A** -10-inch (254mm) mounting arm for square pole prewired with 24-inch (610mm) leads.
- **Option B** -10-inch (254mm) mounting arm for round pole prewired with 24-inch (610mm) leads.
- **Option C** -Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.
- **Option D** -10-inch (254mm) mounting arm for round or square pole prewired with 24-inch (610mm) leads.
- **Option S** -Knuckle Slipfitter mounting for 2.3-3" O.D. pipe, pre-wired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is >90% and THD <20%.
- ANSI C136.41 7-pin dimming receptacle, standard.
- ANSI photo electric sensors (PE) available for all voltages. Light Grid compatible.
- Dimming/Occupancy:
 - Wired 0-10V continuous dimming
 - DALI digital dimming. Contact manufacturer for availability.
 - Standalone motion sensor based dimming using "H" option code.
- Surge Protection per ANSI C136.2-2015.
 - 6kV/3kA "Basic" surge protection, standard.
 - 10kV/5kA "Enhanced" surge protection optional.

Accessories

- Photoelectric Controls (see page 3).

Ordering Number Logic

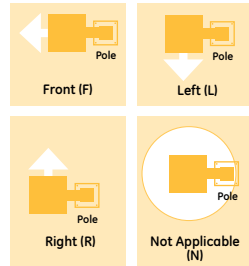
Evolve™ LED Scalable Area Light (EASC)



E A S C

PROD. ID	PHOTOMETRIC	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	DRIVE CURRENT	LED COLOR TEMP	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Scalable	C = Photometric Series	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* H = 347-480 *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	7 = 700mA (380W or 398W Only) X = Greater than 700mA (>380W)	30 = 3000K 40 = 4000K 50 = 5000K	1 = None A = ANSI C136.41 7-pin dimming PE Receptacle †# D = ANSI C136.41 7-pin dimming PE Receptacle with Shorting Cap †# † When ordering PE function socket A-D, a dimming driver must also be ordered under the "OPTIONS" column. # Order Dimming/Control PE as a separate item.	A = 10" Arm for Square Pole supplied with leads B = 10" Arm for Round Pole supplied with leads C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads D = 10" Arm for round or square poles, supplied with leads and additional hardware for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. S = Knuckle Slipfitter for 2.3 in. - 3.0 in. OD Tenon, supplied with leads. 0-45° vertical aiming angles achievable.	BLCK = Black DKBZ = Dark Bronze GRAY = Gray WHITE = White Contact manufacturer for other colors.	C = IEC D = Dimming (0-10 Volt Input)† F = Fusing H = Motion Sensor** J = cUL/Canada R = 10kV Extra Surge Protection U = DALI dimming+^ XXX = Special Options † Dimming leads will be provided through the back of the arm, unless specified with A or D PE Function. ** When ordering Motion Sensing Option H - "A" or "B" Mounting Arm must be selected. Fixture power increase of 1W expected with sensor use. # Dimming is standard with H option code. Do not also select D option. + Compatible with LightGrid 2.0 nodes ^Not compatible at 347-480V or with motion sensor control.

Light pattern thrown in direction specified in relation to Pole and Fixture.



OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS				TYPICAL SYSTEM WATTAGE	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATING*			IES FILE NUMBER		
		3000K	4000K	5000K	120-277V & 347-480V			3000K	4000K	5000K	3000K	4000K	5000K
TYPE V	L5 [†]	Symmetric Medium	36500	38000	38000	380	N	5-0-4	5-0-4	5-0-4	EASC_L5N730____.IES	EASC_L5N740____.IES	EASC_L5N750____.IES
	M5	Symmetric Medium	N/A	N/A	40400	404	N	N/A	N/A	5-0-4	N/A	N/A	EASC_M5NX50____.IES
	Y5	Symmetric Medium	48000	50000	50000	470	N	5-0-4	5-0-4	5-0-4	EASC_Y5NX30____.IES	EASC_Y5NX40____.IES	EASC_Y5NX50____.IES
	V5 [†]	Symmetric Short	39800	41500	41500	380	N	5-0-3	5-0-3	5-0-3	EASC_V5N730____.IES	EASC_V5N740____.IES	EASC_V5N750____.IES
	W5	Symmetric Short	N/A	N/A	44100	404	N	N/A	N/A	5-0-3	N/A	N/A	EASC_W5NX50____.IES
	Z5	Symmetric Short	54200	56500	56500	470	N	5-0-3	5-0-4	5-0-4	EASC_Z5NX30____.IES	EASC_Z5NX40____.IES	EASC_Z5NX50____.IES
TYPE IV	L4 [†]	Asymmetric Forward	36800	38300	38300	380	F, L, R	3-0-5	3-0-5	3-0-5	EASC_L4F730____.IES	EASC_L4F740____.IES	EASC_L4F750____.IES
	M4	Asymmetric Forward	N/A	N/A	40700	404	F, L, R	N/A	N/A	3-0-5	N/A	N/A	EASC_M4FX50____.IES
	Y4	Asymmetric Forward	48000	50000	50000	470	F, L, R	3-0-5	3-0-5	3-0-5	EASC_Y4FX30____.IES	EASC_Y4FX40____.IES	EASC_Y4FX50____.IES
TYPE III	L3 [†]	Asymmetric Wide	39800	41500	41500	380	F, L, R	3-0-4	3-0-4	3-0-4	EASC_L3F730____.IES	EASC_L3F740____.IES	EASC_L3F750____.IES
	M3	Asymmetric Wide	N/A	N/A	44100	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M3FX50____.IES
	Y3	Asymmetric Wide	54200	56500	56500	470	F, L, R	4-0-5	4-0-5	4-0-5	EASC_Y3FX30____.IES	EASC_Y3FX40____.IES	EASC_Y3FX50____.IES
TYPE II	L2 [†]	Asymmetric Narrow	38400	40000	40000	380	F, L, R	4-0-4	4-0-4	4-0-4	EASC_L2F730____.IES	EASC_L2F740____.IES	EASC_L2F750____.IES
	M2	Asymmetric Narrow	N/A	N/A	42500	404	F, L, R	N/A	N/A	4-0-4	N/A	N/A	EASC_M2FX50____.IES
	Y2	Asymmetric Narrow	52800	55000	55000	470	F, L, R	4-0-4	4-0-4	4-0-4	EASC_Y2FX30____.IES	EASC_Y2FX40____.IES	EASC_Y2FX50____.IES
AUTO	LA [†]	Asymmetric 100° Wide Auto	45000	46900	46900	398	F, L, R	5-0-3	5-0-4	5-0-4	EASC_LAF730____.IES	EASC_LAF740____.IES	EASC_LAF750____.IES
	MA	Asymmetric 100° Wide Auto	N/A	N/A	49400	404	F, L, R	N/A	N/A	5-0-4	N/A	N/A	EASC_MAFX50____.IES
	YA	Asymmetric 100° Wide Auto	57600	60000	60000	470	F, L, R	5-0-4	5-0-4	5-0-4	EASC_YAFX30____.IES	EASC_YAFX40____.IES	EASC_YAFX50____.IES

Note: *Rating values for B and G are based on rated lumens and may vary due to flux tolerances. †L-Series and V5 optical codes using 3000K CCT are not DLC QPL listed.

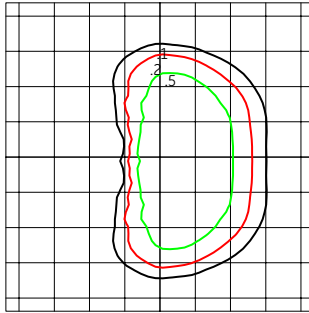
PE Accessories (to be ordered separately)

SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

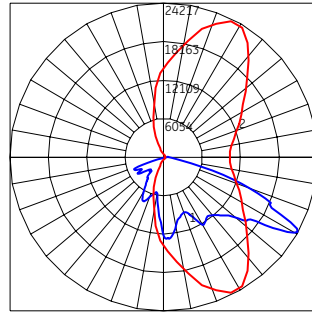
SAP Number	Part Number	Description
28299	PECOTL	STANDARD 120-277V
28294	PECSTL	STANDARD 480V
80436	PECCTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Photometrics

EASC Type III - Asymmetric Narrow (L2)
40,000 Lumens, 5000K (EASC_L2F750____.IES)

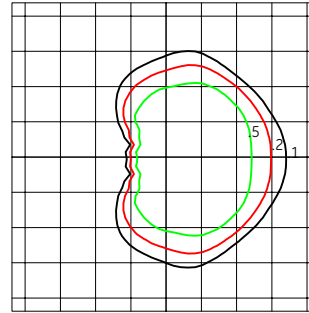


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

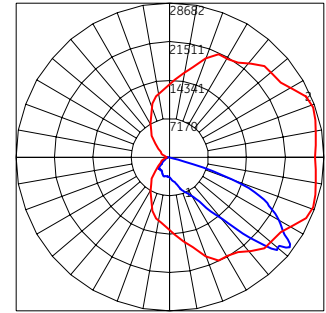


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric Wide (L3)
41,500 Lumens, 5000K (EASC_L3F750____.IES)

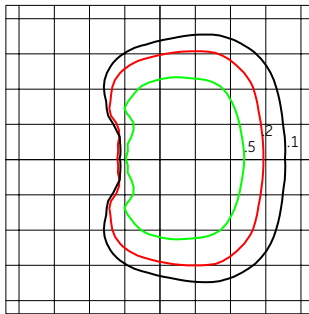


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

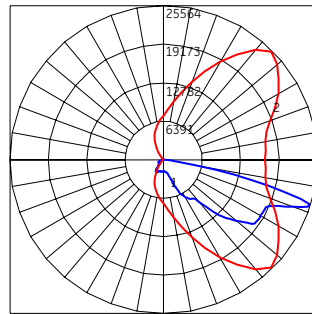


— Vertical plane through horizontal angle
of maximum candlepower at 20°
— Vertical plane through horizontal angle of 52°

EASC Type IV - Asymmetric Forward (L4)
38,300 Lumens, 5000K (EASC_L4F750____.IES)

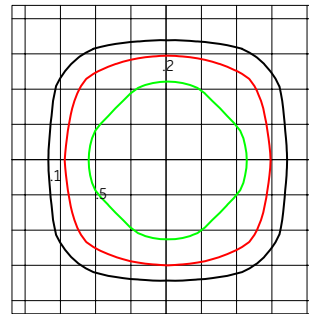


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

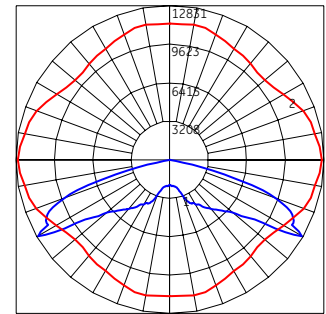


— Vertical plane through horizontal angle
of maximum candlepower at 45°
— Vertical plane through horizontal angle of 73°

EASC Type VS - Symmetric Medium (L5)
38,000 Lumens, 5000K (EASC_L5N750____.IES)

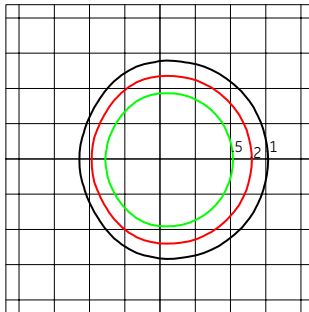


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

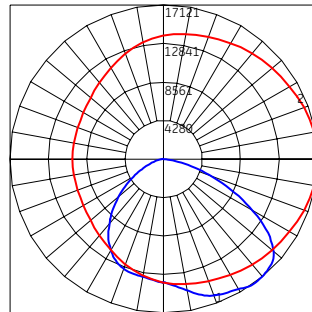


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 60°

EASC Type III - Asymmetric 100° Wide Auto (LA)
46,900 Lumens, 5000K (EASC_LAF750____.IES)

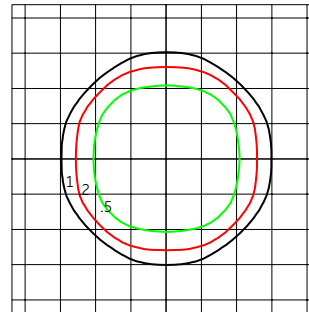


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

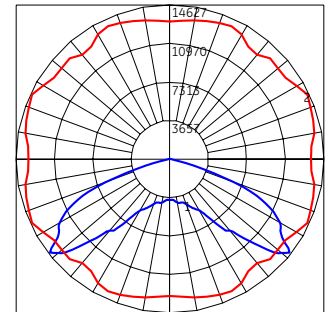


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 37°

EASC Type VS - Symmetric Short (V5)
41,500 Lumens, 5000K (EASC_V5F750____.IES)

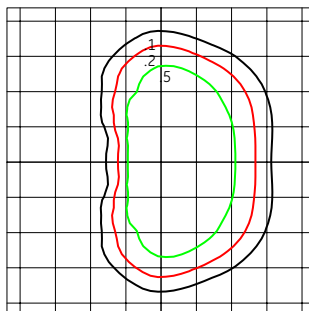


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

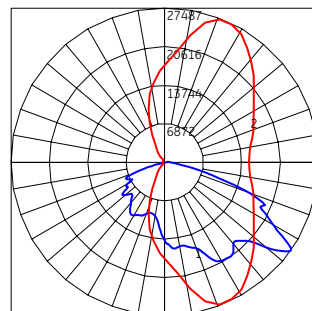


— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 52°

EASC Type II - Asymmetric Narrow (Y2)
55,000 Lumens, 5000K (EASC_Y2FX50____.IES)

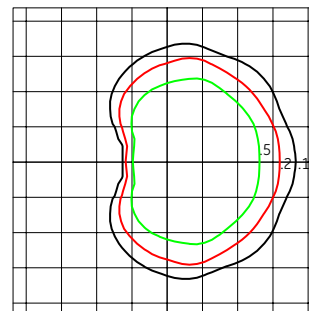


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

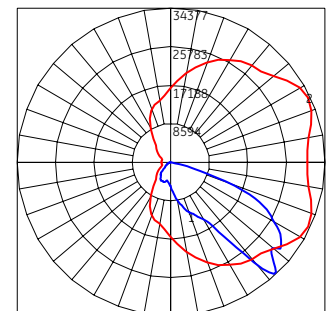


— Vertical plane through horizontal angle
of maximum candlepower at 70°
— Vertical plane through horizontal angle of 54°

EASC Type III - Asymmetric Wide (Y3)
56,500 Lumens, 5000K (EASC_Y3FX50____.IES)



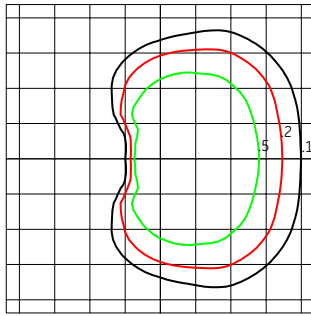
Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade



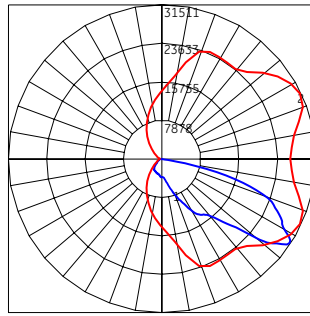
— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 44°

Photometrics

EASC Type IV – Asymmetric Forward (Y4)
50,000 Lumens, 5000K (EASC_Y4FX50____.IES)

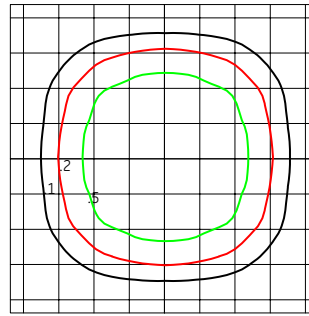


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

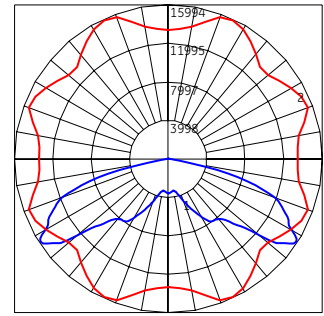


— Vertical plane through horizontal angle
of maximum candlepower at 25°
— Vertical plane through horizontal angle of 57°

EASC Type V – Symmetric Medium (Y5)
50,000 Lumens, 5000K (EASC_Y5FX50____.IES)

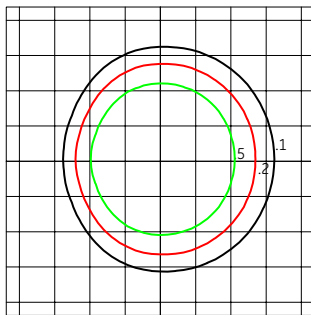


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

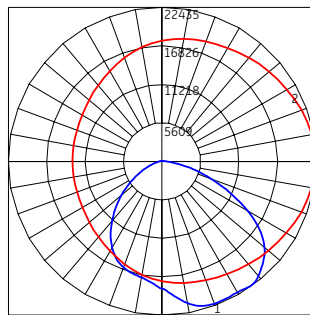


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 57°

EASC Type III – Asymmetric 100° Wide Auto (YA)
60,000 Lumens, 5000K (EASC_YAFX50____.IES)

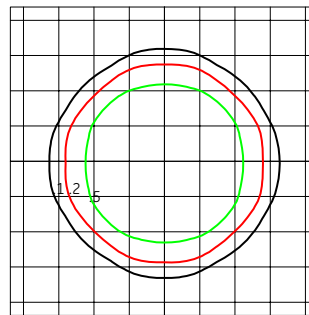


Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

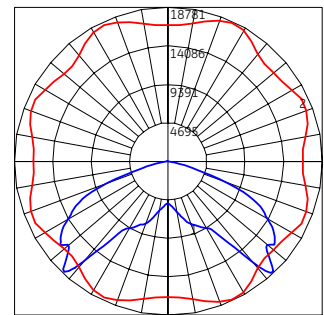


— Vertical plane through horizontal angle
of maximum candlepower at 0°
— Vertical plane through horizontal angle of 35°

EASC Type VS – Symmetric Short (Z5)
56,500 Lumens, 5000K (EASC_Z5FX50____.IES)



Grid Distance in Units
of Mounting Height at 40' Initial
Footcandle Values at Grade

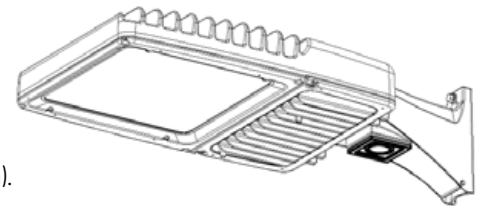


— Vertical plane through horizontal angle
of maximum candlepower at 65°
— Vertical plane through horizontal angle of 44°

H-Motion Sensing Option:

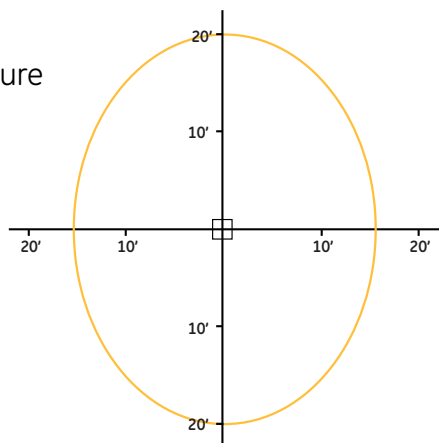
- Intended for high mounting applications, between 15-30ft (4.57-9.14m). For mounting heights exceeding 30ft, pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20ft (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Comes standard with 50% dimmed light output with no occupancy, and full power at occupancy.
- Comes standard with photocell function. Note: It is not necessary to also purchase PE receptacle or control.
- Comes standard with a 5 minute occupancy time delay and a 5 minute ramp-down to the 50% dimmed level.
- Must order with decorative mounting arm options "A" or "B".
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.



Sensor Pattern:

Sensing Pattern Area Fixture
Up to 30 ft.



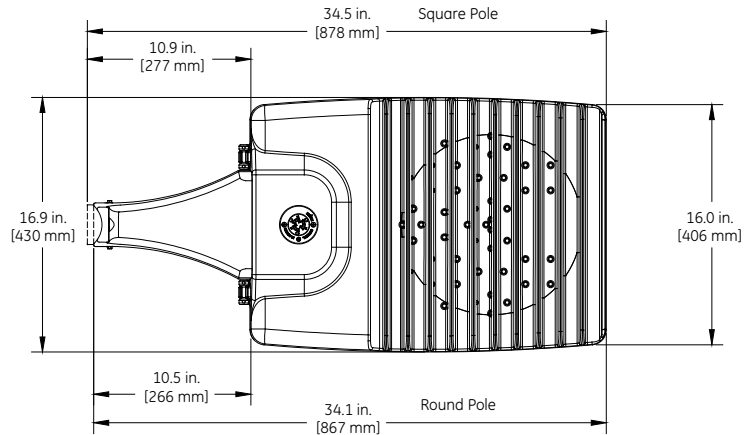
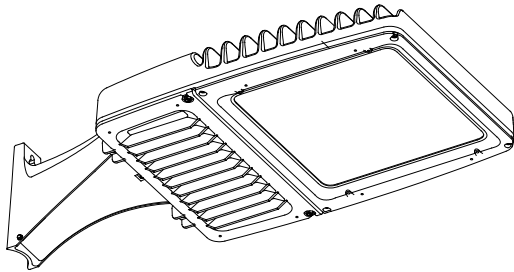
Product Dimensions

(Option A) 10" Arm for Square Pole Mount

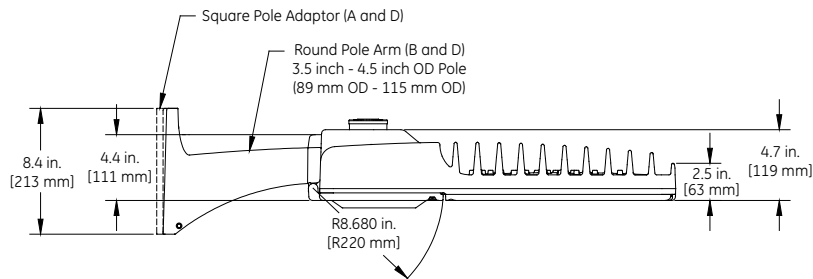
(Option B) 10" Arm for Round Pole Mount

(Option D) 10" Arm for Square Pole Mount or Round Pole Mount

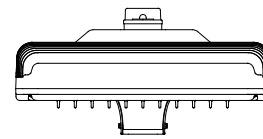
Option D includes all mounting hardware in Option A and Option B



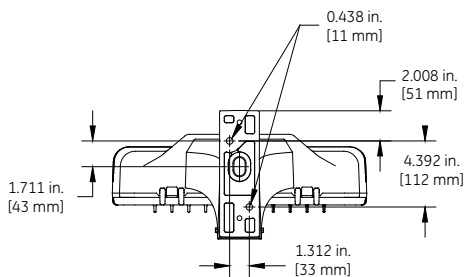
TOP VIEW



SIDE VIEW

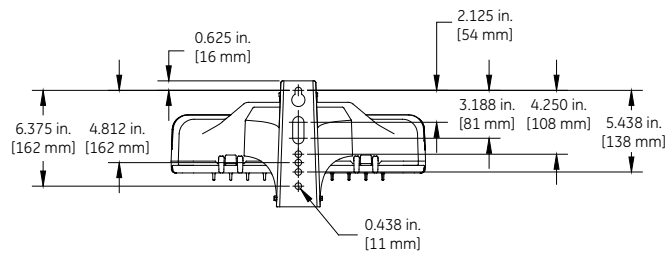


FRONT VIEW



BACK VIEW

Option A and D Square Pole
3.5 inch - 4.5 inch Pole
(89 mm - 115 mm)



BACK VIEW

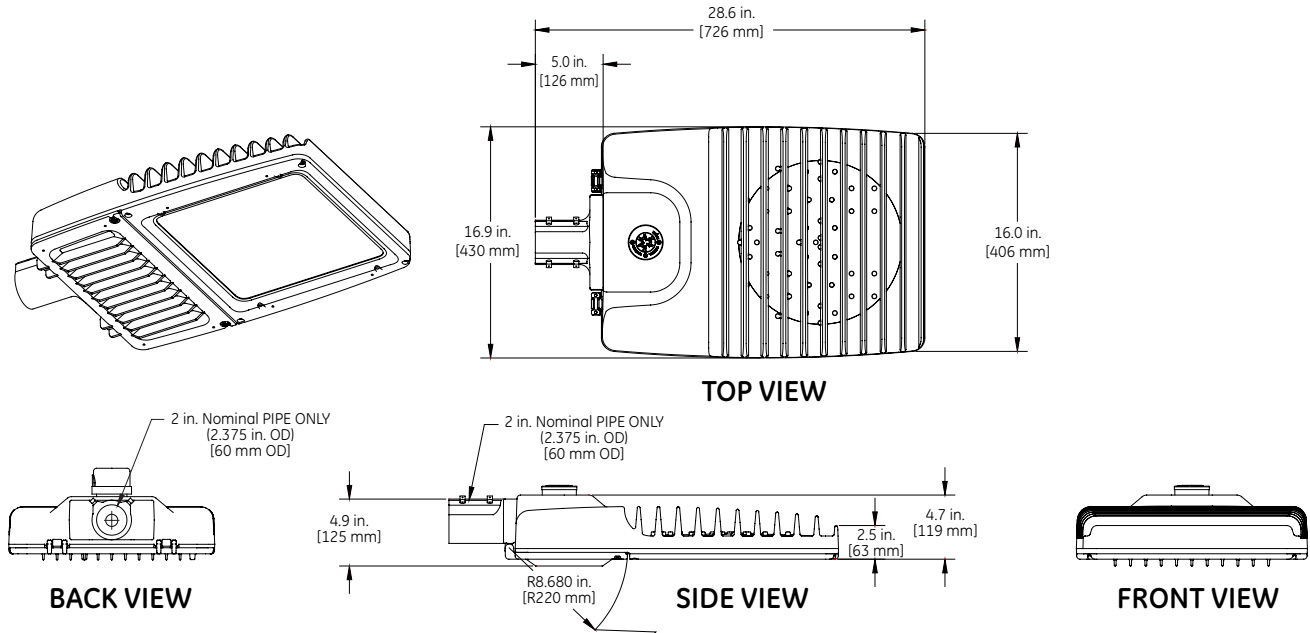
Option B and D Round Pole
3.5 inch - 4.5 inch OD Pole
(89 mm OD - 115 mm OD)

DATA

- Approximate net weight: 43-47 lbs (19.50 - 21.32 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with 10" Mounting Arm: 0.97 sq ft max (0.09 sq m)

Product Dimensions

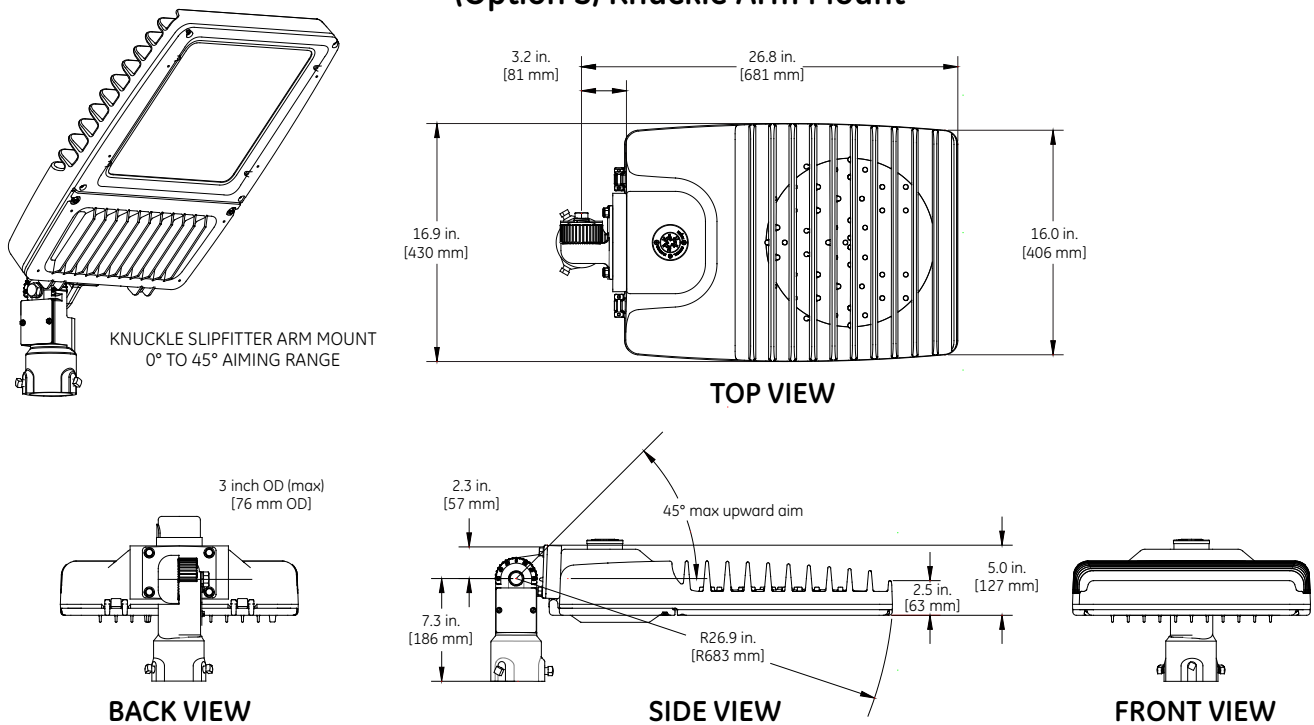
(Option C) Slipfitter Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with Slipfitter: 0.47 sq ft max (0.04 sq m)

(Option S) Knuckle Arm Mount



DATA

- Approximate net weight: 41-45 lbs (18.60 - 20.41 kgs)
Contact manufacturer for specific configuration weight.
- Effective Projected Area (EPA) with fixture mounted at 45° upward: 1.97 sq ft max

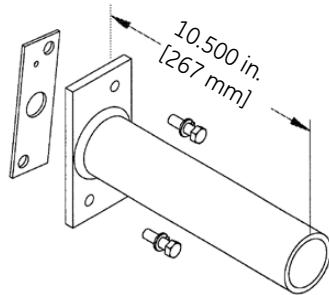
Mounting Information

Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

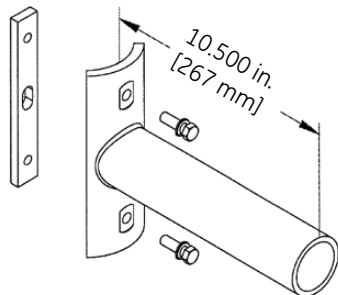
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

Wall Mounting Bracket Adapter Plate

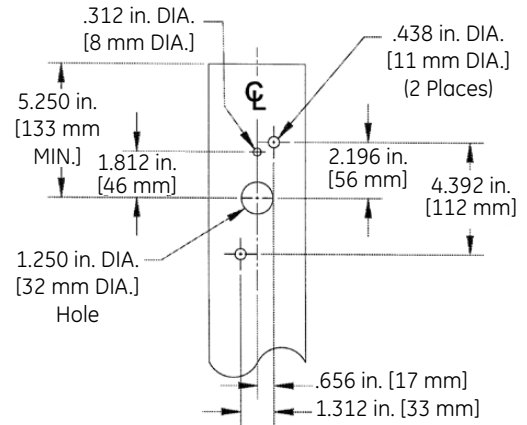
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C = EXT Slip-fitter 2" Pipe (2.378 in. OD) supplied with leads.**

Other mounting patterns are available for retrofit installations.
Contact manufacturing for other available mounting patterns.

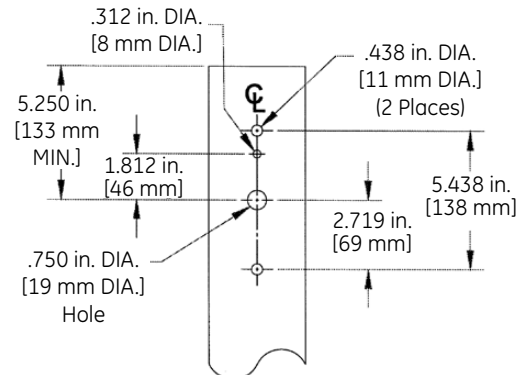
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm





GE Evolve™

LED L-Series Wall Pack EWLS

current
powered by GE



GE Evolve™ LED L-Series Wall Pack EWLS

The **Evolve** LED L-Series Wall Pack, **EWLS**, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. The EWLS's 2-screw housing design enables a fast and simplified installation. The low-watt Egress package (13W) is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings and can meet NFPA 101 life safety lighting requirements when used with external battery backup.

Features:

- 1500 and 4000 lumen output
- High Brightness LEDs
- 70 CRI @ 3000K, 4000K, and 5000K typical
- L90 > 100,000 hours (1500lm), L90 > 60,000 hours (4000lm)
- Designed to replace 50W to 250W MH wallpacks
- Small Form Factor, <10 lbs
- 0-10V Dimming
- Motion Sensor & Button Photo Electric Sensors available
- Impact resistant tempered glass lens
- Zero up-light construction, full cut-off
- International Dark-Sky Association (IDA) Approved for 3000K CCT



To learn more about **GE Evolve LED L-Series Wall Pack**, go to: <http://products.currentbyge.com>

Applications:

- Building entrances & perimeter lighting
- Side and rear exit doors
- Stairways and entry path
- Schools, Apartment Buildings, Hospitals
- Retail & Commercial Buildings
- Loading docks



GE Evolve™

LED L-Series Wall Pack

EWLS



Project name _____
 Date _____
 Type _____

Typical Specifications: EWLS

LED & Optical

- **Lumen Packages:** 1500 & 4000
- **System Efficacy:** Up to 125 lpw
- **CCT:** 3000K, 4000K, 5000K; High brightness LEDs.
- **CRI:** 70
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Custom engineered reflective optics for optimized photometry.
- High application efficiency and minimal glare.

Electrical

- **Input Voltage:** 120-277 volt and 347 volt
- **Input Frequency:** 50/60Hz
- **Power Factor (PF):** >90%
- **Total Harmonic Distortion (THD):** <20%
- **Surge Protection:** Integral surge protection

Ratings

- **Operating Temperature:** -40° to 50°C
- **Storage Temperature:** -40° to 50°C
- **Location:** Dry or Wet
- **Safety:** UL/cUL Listed. UL 1598 listed, suitable for wet locations.
- **DLC Premium & Standard** qualified models available. Please refer to <http://www.designlights.org/QPL> for complete information.
- **Environmental:** Compliant with the materials restrictions of RoHS.
- LM-79 testing in accordance with IESNA Standards.
- Optical enclosure IP66 per ANSI C136.25-2009.

Lumen Maintenance

- Projected L90>100,000 hours per IES TM-21 for 15AF optical codes.
- Projected L90>60,000 hours per IES TM-21 for 40AF optical codes.
- Projected Lxx per IES TM-21 at 25°C for reference:

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
15AF	L96	L95	L91

Optical Codes	Lxx (10k) @ Hours**		
	25,000 hr	50,000 hr	100,000 hr
40AF	L95	L92	L85

Note: *Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Construction & Finish

- **Housing:**
 - Die-cast aluminum. Integrated heat sink for maximum heat transfer.
 - Patented aesthetic design to complement your building façade.
- **Lens:** Impact resistant tempered glass lens.
- **Paint:** Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
 - Standard Colors: Dark Bronze, Black, White, Gray
 - RAL & custom colors available.
- **Weight:** 8.5lbs (4 kg)

Warranty

- **System Warranty:** 5 Year Standard, 10 Year Optional.

Controls

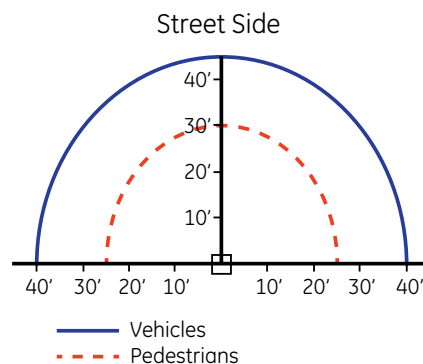
- **Dimming:** Wired Analog 0-10V Dimming.¹
- **Sensors:**
 - Button Photo Electric sensor (PE) available 120-277V & 347V.
 - CA Title 24 Compliant Occupancy Sensor Option.¹

¹ Available with Optic Code 40AF

Mounting

- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
 - **Flush Mount:** Mounts directly to customer supplied junction box.
 - **Conduit Box Mount:** Mounts to walls via separate mounting box with conduit knockouts.

Sensor Pattern:



Sensing Pattern Wall Pack Fixture: 8-25 ft.

GE Evolve™

LED L-Series Wall Pack
EWLS
 Project name _____
 Date _____
 Type _____

EWLS 01

7

PRODUCT	GENERATION	VOLTAGE	OPTICAL CODE	CRI	CCT	DIMMING	CONTROLS	MOUNTING	COLOR	OPTIONS
E = Evolve W = Wallpack L = L-series S = Standard	01 = Generation	0 = 120-277V* 1 = 120V 2 = 208V 3 = 240V 4 = 277V D = 347V* * Specify single voltage if Button PE option selected	15AF = 1500lm, Asymmetric Forward 40AF = 4000lm, Asymmetric Forward	7 = 70 CRI*	30 = 3000K* 40 = 4000K* 50 = 5000K *Select 3000K CCT for IDA Approved units	N = Non-Dimming D = Dimming* ‡ Dimming not available at 1500lm	1 = None* 3 = Button PE* * Must specify discrete voltage	FM = Flush Mount* CB = Conduit Box Mount** **Must be selected when ordering with Button PE, Motion Sensor, or 347V	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White	H = Motion Sensor* ### = Special Options J = cUL/Canada W = Non-Graphical White Box

*Standard Option

+ = Motion Sensor not available at 1500lm

Claims Table:

OPTICAL CODE	DIST.	TYPICAL SYSTEM WATTS		TYPICAL INITIAL LUMENS			TYPICAL INITIAL LPW 120-277V			TYPICAL INITIAL LPW 347V			BUG RATING	
		120-277V	347V	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K/5000K
15	AF	12	13	1,450	1,500	1,500	121	125	125	112	112	115	B1-U0-U0	B1-U0-U0
40	AF	37	38	3,880	4,000	4,000	105	108	108	102	105	105	B1-U0-U0	B1-U0-U0

CCT	IES FILE NAME 120-277V	IES FILE NAME 347V
3000K	EWLS01_15AF730_-120-277V.IES	EWLS01D15AF730_-347V.IES
4000K	EWLS01_15AF740_-120-277V.IES	EWLS01D15AF740_-347V.IES
5000K	EWLS01_15AF750_-120-277V.IES	EWLS01D15AF750_-347V.IES
3000K	EWLS01_40AF730_-120-277V.IES	EWLS01D40AF730_-347V.IES
4000K	EWLS01_40AF740_-120-277V.IES	EWLS01D40AF740_-347V.IES
5000K	EWLS01_40AF750_-120-277V.IES	EWLS01D40AF750_-347V.IES



MODELS AVAILABLE THROUGH QUICKSHIP PROGRAM

SKU #	CAT LOGIC	DESCRIPTION
93056860	EWLS01015AF740N1FMDKBZ	1500lm, 4000K, Flush Mount
93060201	EWLS01015AF750N1FMDKBZ	1500lm, 5000K, Flush Mount
93059497	EWLS01040AF740N1FMDKBZ	4000lm, 4000K, Flush Mount
93060200	EWLS01040AF750N1FMDKBZ	4000lm, 5000K, Flush Mount
93060202	35-434281R01	Conduit Box Mount (QTY 1)
93060203	35-966640-01	Conduit Box Mount (QTY 5)

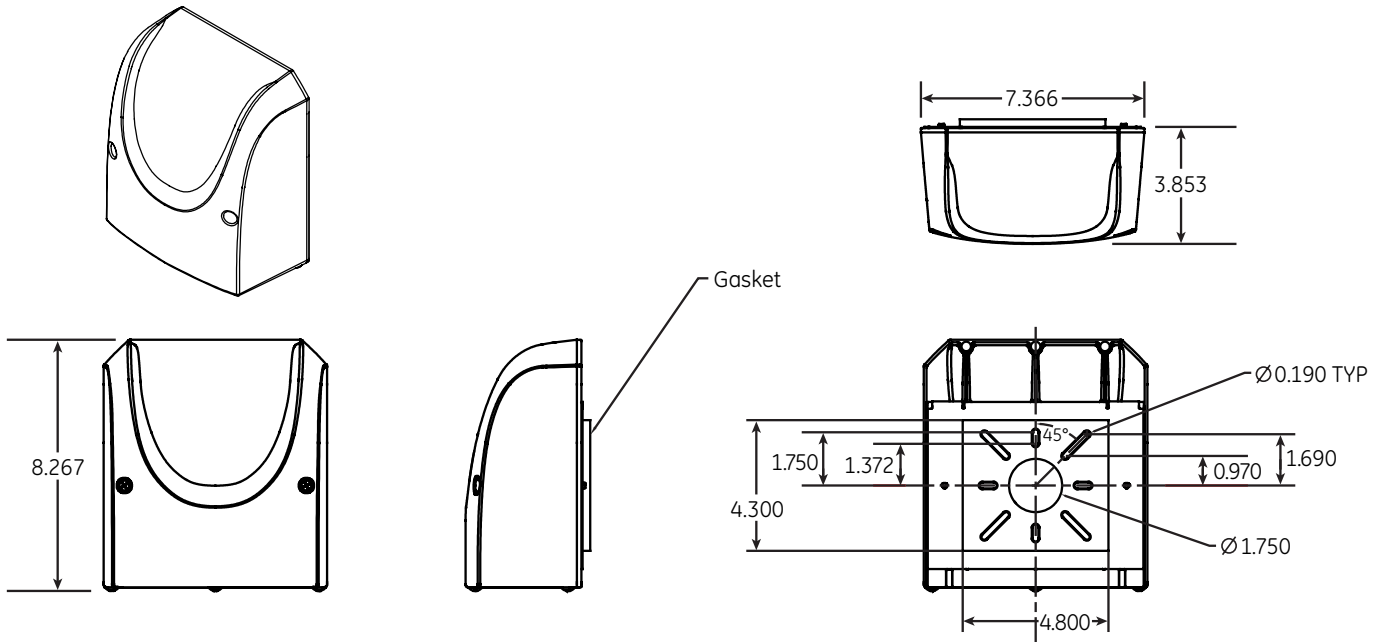
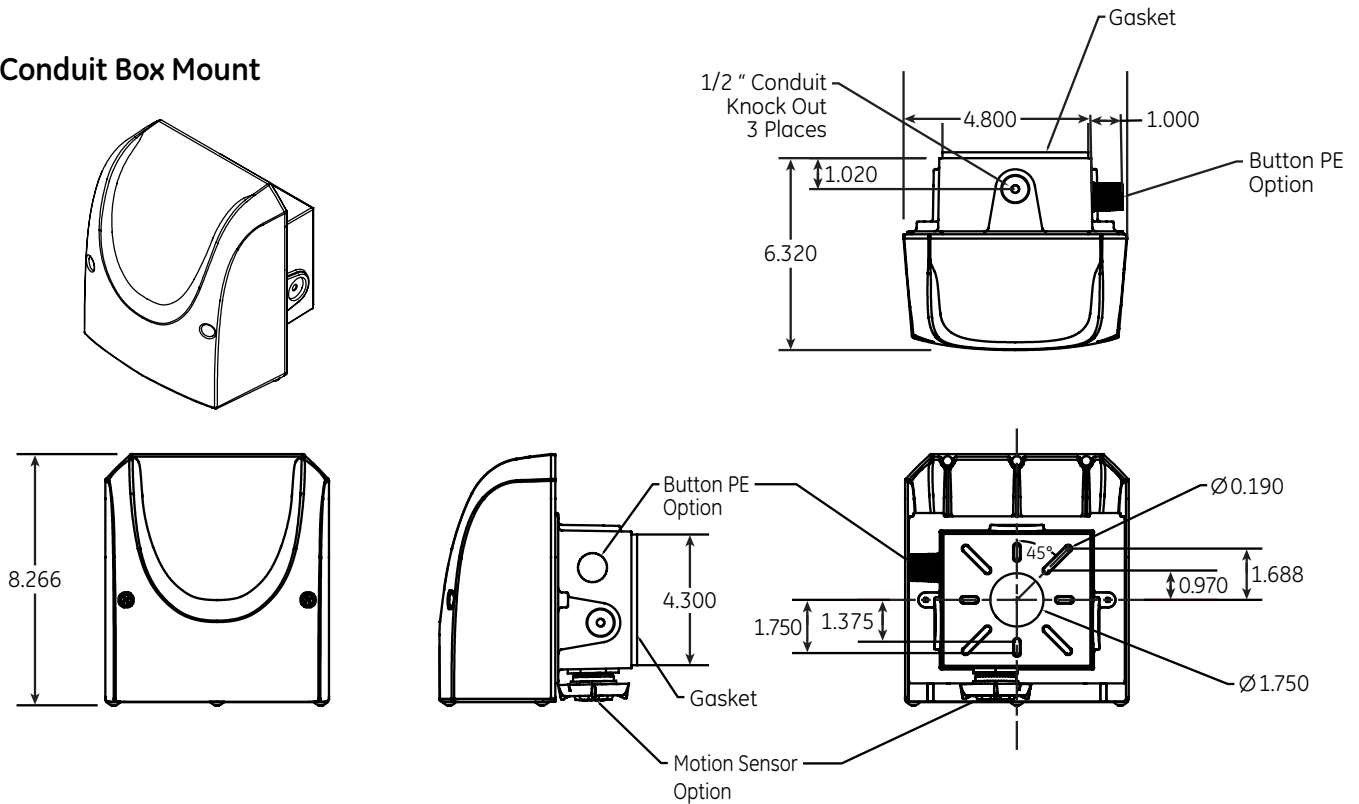
Accessories:

PRODUCT ID	DETAIL	FINISH
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory E = Escutcheon Plate 1 = 10" x 12" 2 = 12" x 16" 3 = 12" x 20"	DKBZ = Dark Bronze* BLCK = Black GRAY = Gray WHITE = White RAL customer colors available. Contact Manufacturer

PRODUCT ID	DETAIL
E = Evolve W = Wallpack L = L-series S = Standard	A = Accessory D = Diffuser

Motion Sensing Option:

- Intended for 8-25 ft. mounting heights.
- Provides a coverage area radius for walking motion of 25-30 ft.
- Provides 180° of coverage (~180° is blocked by the wall).
- Factory preset to 50% dimming with no occupancy.
- May be reprogrammed using additional remote programmer.
 - Remote programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.

GE Evolve™**LED L-Series Wall Pack**
EWLS**Product Dimensions:****Flush Mount****Conduit Box Mount**

GE Evolve™

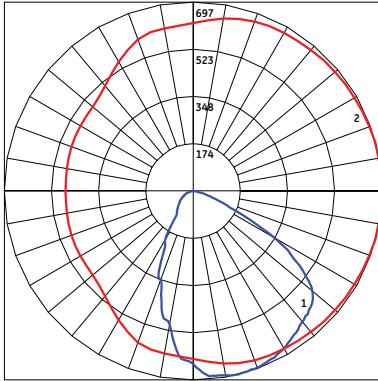
LED L-Series Wall Pack

EWLS

Photometrics:

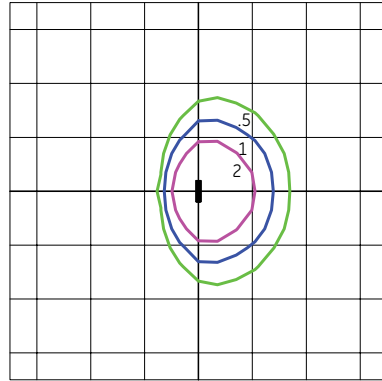
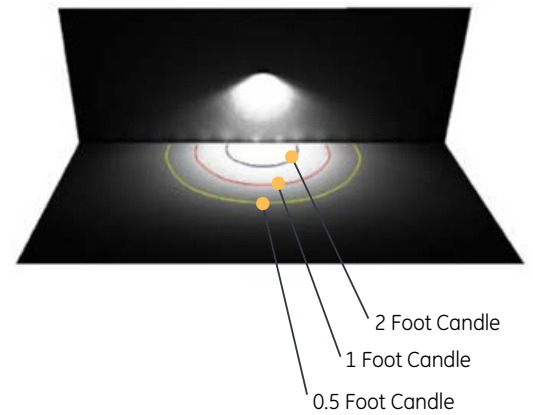
15AF: 1500 LUMEN, ASYMMETRIC FORWARD

EWLS01_15AF750_____-120-277V.ies

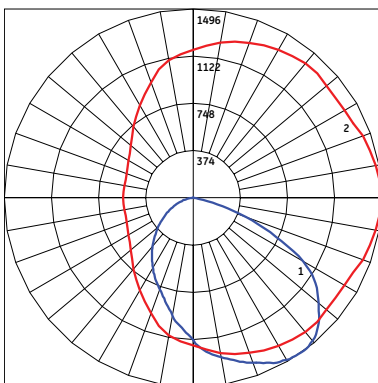


1 - Vertical plane through horizontal angle of maximum candlepower at 0°

2 - Vertical plane through horizontal angle of 14°

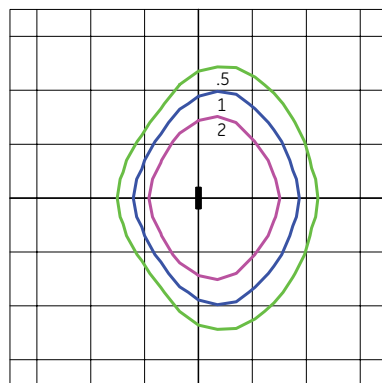
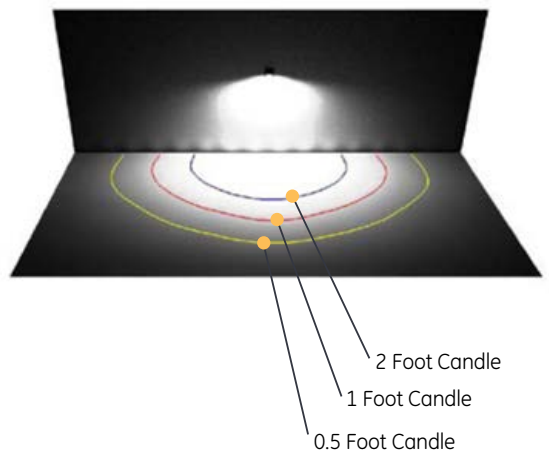
Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY**40AF: 4000 LUMEN, ASYMMETRIC FORWARD**

EWLS01_40AF750_____-120-277V.ies



1 - Vertical plane through horizontal angle of maximum candlepower at 0°

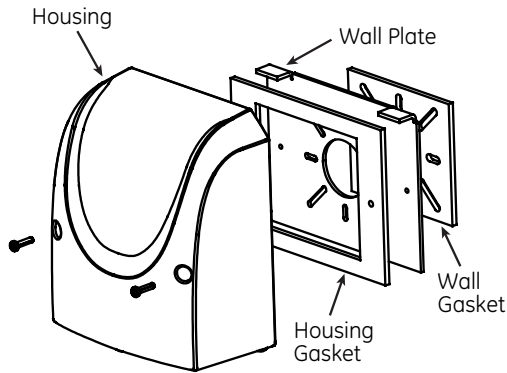
2 - Vertical plane through horizontal angle of 36°

Grid Distance in Units of Mounting Height at 10'
Initial Foot-candle Values at Grade.SHOWN AT 10' MOUNTING HEIGHT FOR
DISPLAY PURPOSES ONLY

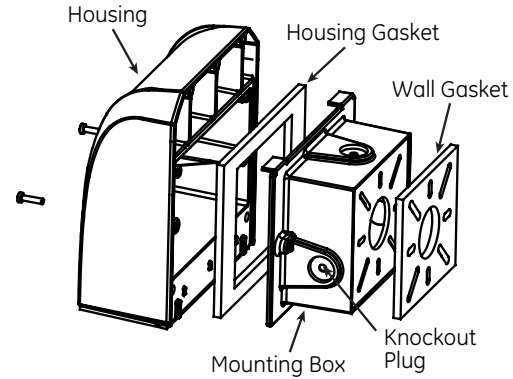
GE Evolve™

LED L-Series Wall Pack

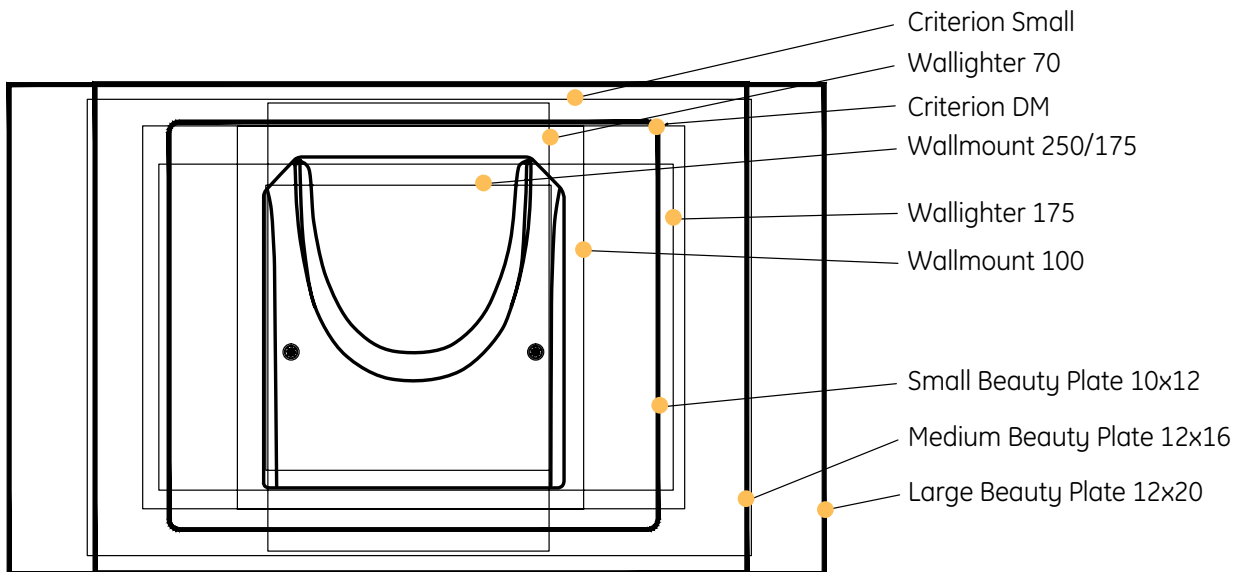
EWLS

**Figure 1: Wall Plate Install**

Consult product Installation Instructions (GEH 6060) for detailed installation instructions.

**Figure 2: Mounting Box Install****Accessories:****Beauty Plates**

Cover the unsightly debris marks on your building façade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



GE Evolve™

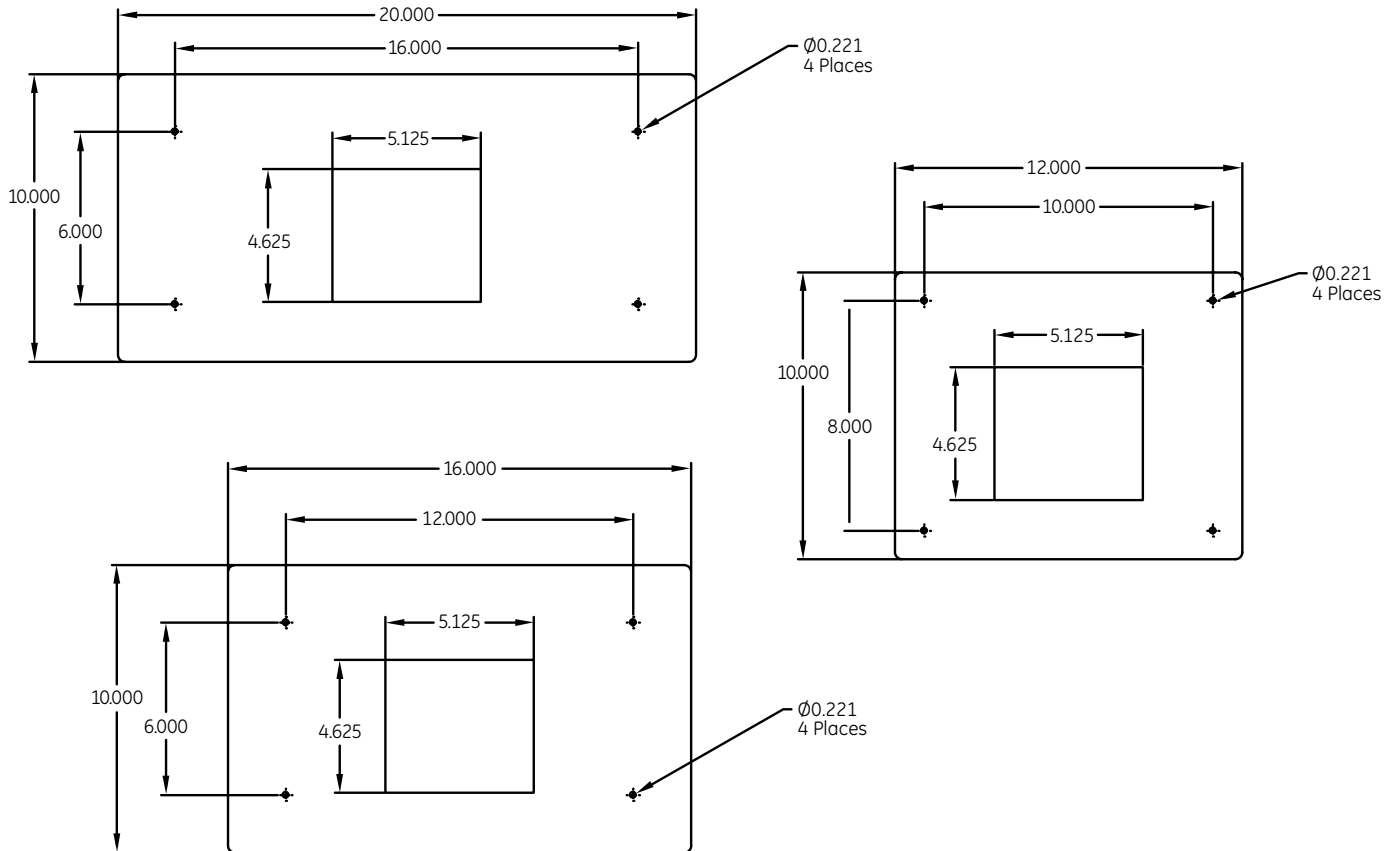
LED L-Series Wall Pack

EWLS

Accessories:

Mounting Holes

Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



Diffuser

Optional diffuser accessory utilizing ACRYLITE®, an acrylic sheet with an elegant texture which performs double duty with beauty and durability for any environment. This added texture diffuses surface reflections. Transmits 90% of the light through diffuser.

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GE Evolve™
LED Area Lighting
Canopy Light (ECBB)

current
powered by GE



Product Features

The GE Evolve™ LED Canopy Light family provides an energy-efficient and robust means for lighting areas with canopies, such as gas stations, truck stops and drive-thrus at banks, pharmacies and restaurants. Offering easy installation and maintenance, along with various lumen levels at both 4000K and 5000K color temperatures, this canopy light provides a great LED lighting solution for their outdoor space.

Housing

- Die-cast aluminum housing.
- Integral heat sink for maximum heat transfer.
- Meets 1.5G vibration standards per ANSI C136.31-2010.

LED & Optical Assembly

- Structured LED array for optimized area lighting photometric distributions.
- Evolve™ light engine consisting of reflective technology designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5000K color temperature.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- Projected L90>50,000 hours per IES TM-21.
- Projected Lxx per IES TM-21 at 25°C for reference:

OPTICAL CODE	Lxx(10K)@hours		
	25,000 hrs	50,000 hrs	100,000 hrs
T5	L96	L95	L91
A5	L96	L92	L86
B5	L95	L92	L85
C5	L94	L90	L82

Notes: 1. Projected Lxx based on LM80 (10,000 hour testing). 2. DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

- /  Listed, suitable for wet locations per UL 1598.
- IP66 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C (C5 SKUs: -40°C to 40°C).
- **Upward Light Output Ratio (ULOR) = 0.** This means full cut-off
- Compliant with the material restriction requirements of RoHS.



DLC Listed.

Please refer to the DLC QPL website for the latest and most complete information.
www.designlights.org/QPL

Finish

- Corrosion resistant polyester powder paint.
- Standard colors: White, Dark Bronze and Black.

Electrical

- 120-277 volt and 347-480 volt (B5 and C5 optical only), 50/60Hz.
- System power factor is >90% and THD<20%.
- Class "A" Sound rating.
- EMI: Title 47 CFR 15 Class A.
- Motion sensor and integral photo electric sensor available.
- Surge Protection Options: For 120-277VAC and 347-480VAC per IEEE/ANSI C136.2-2015.
 - 6kV/3kA "Basic" standard.
 - 10kV/5kA "Enhanced" R option.

Warranty

- Limited 5-Year Warranty for product launch standard.

Accessories

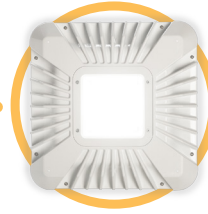
See page 5 for accessories

- 24" Escutcheon Plate
- 32" Escutcheon Plate
- Shoebox Mounting
- Pendant Mounting

GE Evolve™

LED Area Lighting

Canopy Light - ECBB



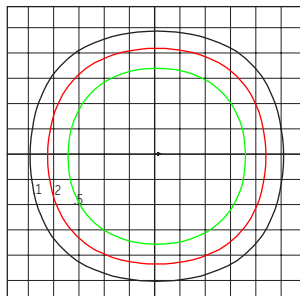
Project name _____
Date _____
Type _____

E C B B F 5 A

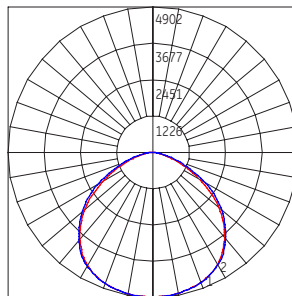
PRODUCT ID	PRODUCT GENERATION	VOLTAGE	OPTICAL CODE	LENS TYPE	DRIVE CURRENT	LED COLOR TEMP	MOTION SENSOR/ PE FUNCTION	MOUNTING	COLOR	OPTIONS	
E = Evolve C = Canopy B = Housing	B = Photometric Series "B"	0 = 120 - 277 H = 347-480V* * See below table for available options		F = Flat Lens	5 = Less than or equal to 525mA	30 = 3000K<> 40 = 4000K 50 = 5000K <> Select 3000K CCT for IDA approved units	1 = None 4 = Motion Sensor and Integral Photocell* * Not available with 347-480V. Must order with 10kV surge protection Option "R". * Must order with 10kV surge protection Option "R".	A = Surface Mount Other mounting options are available in the ECB accessories datasheet.	WHITE = White BLCK = Black DKBZ = Dark Bronze Contact manufacturer for additional colors.	D = Dimmable (0-10 Volt Input) † 002 = Non-Dimming with Junction Box D01 = Dimming with Junction Box R = 10kV/5kA Surge Protection M = NOM31 † Dimming leads will be provided and terminated with quick-disconnect terminals.	
TYPE V	PHOTOMETRIC TYPE	OPTICAL CODE	LENS TYPE	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		IES FILE NUMBERS		
				3000K	4000K	5000K	120-277V	347-480V	3000K	4000K	5000K
	Symmetric Wide	T5	Flat Lens	3450	3500	3550	29	NA	ECBB_T5F530_120-277V.ies	ECBB_T5F540_120-277V.ies	ECBB_T5F550_120-277V.ies
	Symmetric Wide	A5	Flat Lens	4120	4170	4230	35	NA	ECBB_A5F530_120-277V.ies	ECBB_A5F540_120-277V.ies	ECBB_A5F550_120-277V.ies
	Symmetric Wide	B5	Flat Lens	7740	8010	8110	64	64	ECBB_B5F530_ies	ECBB_B5F540_ies	ECBB_B5F550_ies
	Symmetric Wide	C5	Flat Lens	13410	13410	13550	110	110	ECBB_C5F530_ies	ECBB_C5F540_ies	ECBB_C5F550_ies

Photometrics

ECB Type V - Symmetric Wide - Flat Lens
13,510 Lumens, 5000K (ECBB_C5D550.ies)



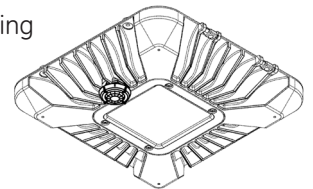
Grid Distance in Units of Mounting Height of 15'
Initial Footcandle Values at Grade



— Vertical plane through horizontal angle of maximum candlepower at 60°
— Horizontal cone through vertical angle of maximum candlepower at 4°

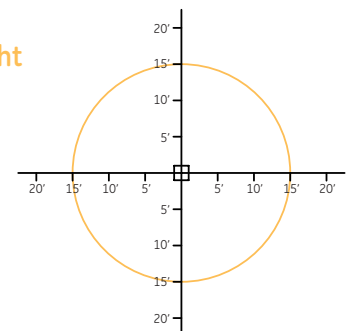
Motion Sensing Option:

- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 15-20ft.
- Provides 360° of coverage.
- Factory pre-set 50% dimmed light output with no occupancy.
- May be reprogrammed using additional remote programmer. Remote Programmer part number: WS FSIR-100 PROGRAMMER (197634)
- Photoelectric control is integrated through the motion sensor, and is offered as standard.



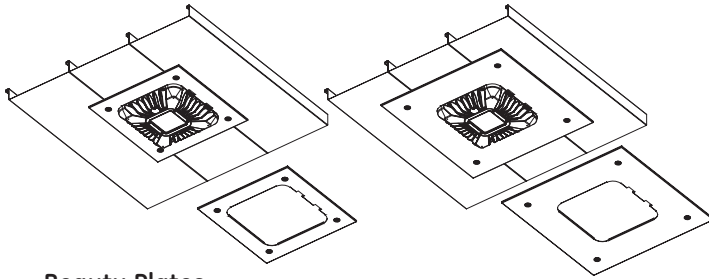
Approximate Sensor Pattern:

Canopy Fixture
15 ft. Mounting Height



Evolve™ Canopy Light Accessories

All accessory product ordered and shipped separate from the luminaire.
Contact manufacturer for more information.



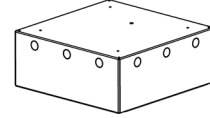
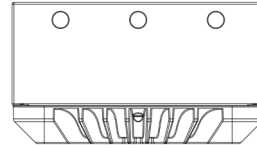
Beauty Plates

24" & 32" Escutcheon plates designed to cover unsightly canopy ceilings.

E C B

E

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	E = Escutcheon Plate	1 = 24" x 24" Square 2 = 32" x 32" Square	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.



Box Mount

16 gauge steel (0.060" thickness), 12 electrical knockouts (EKOs) for flexibility in wire routing for installation.

E C B

M

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	M = Square Mounting Box	3 = 3 Wire Leads 5 = 5 Wire Leads, with Dimming	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Pendant Mount

E C B

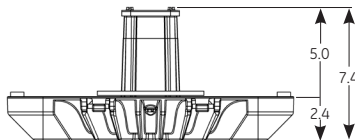
P

Product ID	Series	Detail	Color
E = Evolve C = Canopy B = Housing	P = Pendant Mount	1 = No Bird Shield 2 = Bird Shield	WHITE = White BLCK = Black DKBZ = Dark Bronze RAL custom colors available. Contact Manufacturer.

Product Dimensions

Evolve™ LED Canopy Light (ECBB)

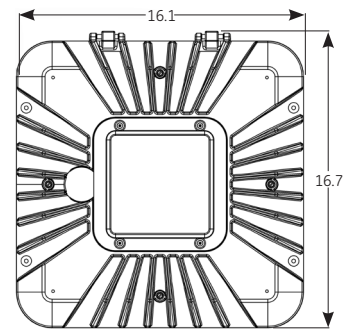
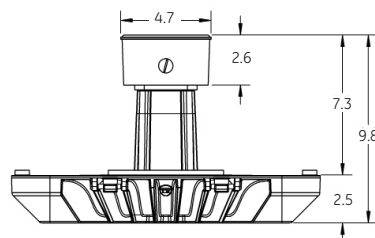
Standard Lens



DATA

- Approximate Net Weight: 20 lbs

With Optional Electrical Junction Box: 002, D01



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www.currentbyge.com | OLP3100 (Rev 12/04/17)



Sound Level Measurements for BayWatch Triple Wall (16mm) Polycarbonate Doors

Car Wash w/ Free Standing Dryer (30hp)

Feet From Door	Door Open	Door Closed
5'	95 db	81 db
10'	92 db	79 db
15'	90 db	78 db
20'	85 db	76 db
30'	83 db	72 db

Car Wash w/ On-Board Dryer (30hp)

Feet From Door	Door Open	Door Closed
5'	94 db	81 db
10'	92 db	78 db
15'	85 db	74 db
20'	83 db	71 db
30'	81 db	68 db

Memorandum in Support of Special Use

Petitioner 7-Eleven, Inc. d/b/a 7-Eleven store #38977H, a Texas corporation, does hereby seek the issuance of a special use to operate an automobile mart and car wash on property located at the northeast corner of the intersection of US 14 and Palatine Road, commonly known as 7 West Northwest Highway and 406-408 East Palatine Road.

Introduction

7-Eleven, Inc. is a nationally recognized leader in the development and operation of convenience stores throughout the United States. It presently operates approximately 10,000 stores in the US and Canada, including the 7-Eleven automobile mart within the Village of Palatine at the intersection of Quentin Road and US 14.

Petitioner is looking to expand its presence within the Village of Palatine to add a new automobile mart facility that will provide a convenience store, gas station and carwash. 7-Eleven is looking to transform a property that once was utilized as a Mobil oil station as the site for its new development. Petitioner is looking to combine the old Mobile station property with parcels of real estate immediately to the east to create the site for its new facility.

Site development plan

7-Eleven Inc. proposes to construct a convenience store of approximately 3000 square feet. The site will also provide for the sale of gasoline and diesel fuels across 8 pumping stations. In addition, it plans to operate as an ancillary use a single lane interior car wash facility for use by its retail patrons.

The proposed convenience store will be larger and of a newer design than many of its existing stores in the United States. In addition to its customary convenience store products consisting of frozen and refrigerated goods, snacks, soft drinks, coffees and Slurpees, the store will likely stock and sell an assortment of fresh sandwiches, pastries, fresh donuts, an expanded assortment of groceries, household goods and possibly fresh produce and fruit. The expanded offerings will make this facility a "destination store" for the adjacent neighborhood as well as the traveling public.

The design of the fuel pumping stations on the expanded site will allow for easier ingress and egress for its patrons, and provide for better internal traffic flow throughout the site.

The indoor carwash facility will be designed as an automated facility without a regular attendant. It will be designed to wash a maximum of approximate 6 vehicles per hour. Petitioner estimates that on average, it will sell 30 washes per day. The location of the carwash, as well as the materials and equipment to be utilized in its construction, are designed to minimize noise and sound pollution. The entrance and exit points will have doors that close during each wash operation cycle to further minimize noise pollution. The facility will make use of a water recycling system so as to minimize water usage and water waste.

Hours of operation

A typical 7-Eleven store operates 24 hours a day, Monday through Sunday. Petitioner plans to adhere to this operating schedule, subject to future market conditions that may warrant the curtailment of some hours of operation. The fueling stations will operate in conjunction with the convenience store hours, and as such will operate 24 hours a day, or during those hours when the store is operating with attendants on duty.

The carwash hours of operation will follow with the operation of the convenience store and fueling stations. As such, the carwash will be available to patrons 24 hours a day, or lesser hours if the convenience store is not operating.

Petitioner expects to employ a workforce of approximately 15 individuals to staff this store. During any shift, 4-5 persons will likely be on duty within the facility.

Special use considerations

Convenience store/gas station combinations classified as “automobile marts” are authorized special uses within the Village of Palatine’s B-2 zoning district. Palatine zoning code 11.03 (d)(6). Carwashes are complementary special land uses associated with automobile marts, and can be authorized as a companion special use. Palatine zoning code 11.03 (d)(3). As such, these land uses have been identified by the Village as appropriate land uses for the site, subject to certain special considerations, including the ability of the proposed operator to safely and soundly operate the special use. 7-Eleven, Inc. believes that it is an appropriate party to operate automobile mart with a commentary carwash on the subject property.

1. The subject property has been used as a gas station/mini convenience store and automotive center for the better part of two decades. The site lies at the intersection of two major thoroughfares, and is otherwise an ideal location as a site for a gas station/

convenience store to serve the public convenience. Petitioner's proposed land plan will enhance the use of this site as a safe and convenient location the refueling of vehicles, convenience store purchases and the washing of motor vehicles. Petitioner's site plan will provide for a better and safer land use than has taken place on the property in years past.

2. Petitioner is a well-recognized national operator of convenience stores, gas stations and companion carwash facilities. It is keenly aware of all federal, state and local regulations governing the safe and sound operations of these types of facilities. As noted herein, the proposed site plan provides for a larger and better facility layout for use by the public in patronizing the location as a refueling station, convenience center and carwash. The site design will provide for a far better flow of traffic into, out of and through the site than previously existed. The fueling stations and underground tank storage systems will incorporate state-of-the-art technology to safeguard the public from environmental hazards. The convenience store component is being designed to enhance its approachability by retail patrons to provide a great mix of products that will be readily available in a well laid out retail center. 7-Eleven prides itself on making use of state-of-the-art equipment within all of its convenience stores to ensure that its freezer units, refrigeration units, cooking appliances, and beverage dispensers are not only in working order, but providing the very best functionality for its patrons.

3. The site plan will include appropriate systems and controls to ensure that all waste generated on site, including from the convenience store is properly disposed of in secured containers to minimize loose waste materials from moving to any neighboring parcels. All waste will be retained in secured facilities until such time as it is removed by Petitioner's waste haulers.

4. Petitioner's proposed land use will not cause any substantial injury to nearby property values. The site is presently surrounded by neighboring businesses. Petitioner's proposed land uses are consistent with the site's prior uses, and will not create any new burdens on any neighboring properties. Petitioner believes that its new structures and the operation of its facility will in fact enhance the site as a good business neighbor, as it will be providing a cleaner and more functional business on the site than previously existed. None of Petitioner's proposed business uses on the site will cause any injury to neighboring properties nor diminish their respective values.

Conclusion

Petitioner 7-Eleven, Inc. has enjoyed its relationship with the Palatine community for many years. The success it has had with its existing facility is the genesis for its desire

to expand its footprint within the Village through the proposed land development to which the new special use will attach. 7-Eleven, Inc. looks forward to being granted the opportunity to operate a new automobile mart within the community.

LAW OFFICES
PINDERSKI & PINDERSKI, LTD.

Jerome W. Pinderski, Jr.
 Paul C. Pinderski
 Polly J. Pinderski

Jerome W. Pinderski
 1925-1993

Louis Pinderski
 1883-1943

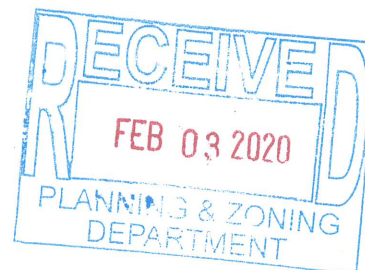
115 West Colfax Street
 Palatine, Illinois 60067-5086 USA

847-358-5220
 FAX 847-358-4506
 PinderLaw@aol.com

www.pinderski.com

February 3, 2020

Katie Rivard
 Village of Palatine/Planning and Zoning
 200 E. Wood Street
 Palatine Illinois 60067



RE: 7-Eleven/Physicians urgent care development project

Dear Katie:

In conjunction with the above captioned project, I wanted to provide you with some further clarification with respect to the land development code variances that are being sought by the developer and the operators in conjunction with the above planned redevelopment the old Mobile station and adjacent Teddy's liquor store.

1. Parkway tree requirements/section 8.10(c) of Palatine Subdivision Ordinance

The current ordinance rule provides for the planting of trees along streets adjacent to the subdivision at intervals of 40 feet or less. As noted by our architect, the location of the two sites, being at the intersection of Palatine Road and Northwest Highway makes it practically impossible to plant the required trees without creating current and future traffic hazards. The trees would interfere with existing lines of sight. We believe that strict compliance with the Village ordinance would create unnecessary safety hazards which outweigh any public landscape benefits.

2. Section 7.04(f)(1) of the Palatine Zoning Ordinance provides that 5 foot landscape strip shall be placed between all sidewalks and parking areas

The developer is seeking to relax this design standard to provide landscape strips shown on its plans of between 4.0 and 4.5 feet in width. The dimensions of the site, and the need for safe ingress and egress as well as patron parking at the convenience store and fuel stations does not allow for strict adherence to the code as it would interfere with practical operation of the businesses proposed for the site. The developer is using its best efforts to provide significant

Monday, February 3, 2020

1

Attachment: Petitioner Justification for Variations (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD,

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landscape areas on the property to make sure real green space and vegetation exists. The variance request will not diminish the value of the landscape areas, nor their appearance to the public.

3. Section 7.03(b)(3)(i) of the Palatine Zoning Ordinance provides that a drive-through lane should have an escape lane

The only "drive-through lane" proposed by the developer is associated with the car wash facility to be built in conjunction with the 7-Eleven convenience store. It is not a traditional drive through lane as patrons are not driving to a window to make a consumer purchase as seen in most traditional drive through lanes associated with the delivery of food and beverages. These service lanes have a tendency to become congested while waiting in traffic in the drive lanes and delays associated with the delivery of food and beverage service.

As noted in the business plan document, 7-Eleven believes, based upon its years of experience that its carwash will be a very low volume amenity for its patrons. The number of cars making use of the facility during any given hour or during any given day is not significant. As such, the practical need for an escape lane is diminished as few vehicles will be making use of the car wash facility at any given time. This stands in marked contrast to drive thru lanes at fast food locations or coffee shops that will experience extraordinary drive thru congestion at various hours of the day. This simply will never be the case with this project.

The drive thru lane has also been designed to insure a clean line of site to all patrons wishing to enter same. It does not rap around a building or otherwise have any "blind spots" that might create surprise congestion.

4. Section 11.03(h) of the Palatine Zoning Ordinance provides for a 15 foot landscape buffer between commercial and single-family residential properties.

The developer's proposed landscape buffers are 5 feet or less. As an alternative to the green buffer zone, the developer is proposing to construct a significant fence structure along the eastern borders of the 7-Eleven property and the Physician immediate care clinic. The fence will create a tasteful and strong privacy barrier to provide visual and sound protection for the neighboring property owners to the east of the proposed development. The use of a well-built fence system will provide more practical protection for the adjacent neighbors than would additional landscape materials.

The development plan is following the historical design precedents that have existed between the commercial properties and the neighboring residential neighbors to the east. The sites being redeveloped have been commercial neighbors of the adjacent residential properties for decades.

Monday, February 3, 2020

2

Attachment: Petitioner Justification for Variations (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD,

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The 7-Eleven facility itself will be principally adjacent to a commercial property to the east which should alleviate the need for the extended landscape buffer zone. The 15 foot landscape buffer has never been made use of in the past for the 7-Eleven site as it would be practically impossible to provide the 15 foot landscape buffer as it would destroy the functionality of the site.

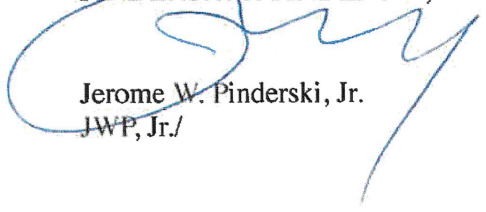
As to the Physician's building, the 15 foot landscape barrier would materially interfere with the open drive space provided between the proposed building and its eastern border. Though the open drive space will not likely be used by employees or patrons for parking, it is designed to insure for optimal traffic flow on site without any "dead end" parking areas that in many instances give rise to traffic noise issues. Dead end parking can create more traffic noise as vehicles have to execute special maneuvers to leave the parking lot.

As a further inducement to the Village of Palatine to grant the landscape variances being requested, the developer has proposed to donate (by fee or easement) a portion of the 7-Eleven property adjacent to the intersection of US 14 at Palatine Road. The corner piece being donated will allow the Village to continue its efforts to beautify the gateway intersection to Palatine that has already been constructed on two adjacent corners. Our parcel contribution will enable the Village to add a 3rd corner piece to its gateway system. This new public space will provide opportunities for public landscaping and public art. It likely will provide more positive landscape value to the community than the additional landscaping on either of the two proposed development sites.

For all the reasons discussed herein, the developer seeks Village approval of the variances being sought as detailed in its development plans submitted for consideration. The variances are in harmony with the over all plan for the redevelopment, and are consist with the flexibility inherent in a P district.

Sincerely,

PINDERSKI & PINDERSKI, LTD.



Jerome W. Pinderski, Jr.
 JWP, Jr./

Monday, February 3, 2020

3

Attachment: Petitioner Justification for Variations (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD,

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A NEW MEDICAL OFFICE/URGENT CARE FACILITY
AT 25-35 N. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petition and public hearing on March 3, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a new medical office/urgent care facility pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1:

LOTS 12, 13, AND 14 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 55 FEET (EXCEPT THE EAST 188.75 FEET THEREOF) OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, A SUBDIVISION IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 25-35 N. Northwest Highway.

PIN: # 02-14-408-025, 02-14-408-002, and 02-14-408-016.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: A Special Use to permit a new medical office/urgent care facility pursuant to Section 11.03 (d) (22) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 03/11/2020, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning.
3. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.
4. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
5. The final photometric and lighting plan shall be submitted in a manner acceptable to the Village of Palatine.
6. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
7. The elevations for Physicians Immediate Care shall be revised to extend the parapet to match the parapet of the rest of the building.

SECTION 2: That a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ day of _____, 2020

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____ day of _____, 2020

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____ day of _____, 2020

Village Clerk

The 7-Eleven logo, featuring a stylized orange '7' with a red swoosh, the word 'ELEVEN' in green, and a red square with a registered trademark symbol.

NO.	DESCRIPTION	DATE
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DRAWN BY:	RP	
CHECKED BY:	RP	
DATE:	10.08.19	
PROJECT NO:	19079	

SITE PLAN

SHEET

SP-1

OF

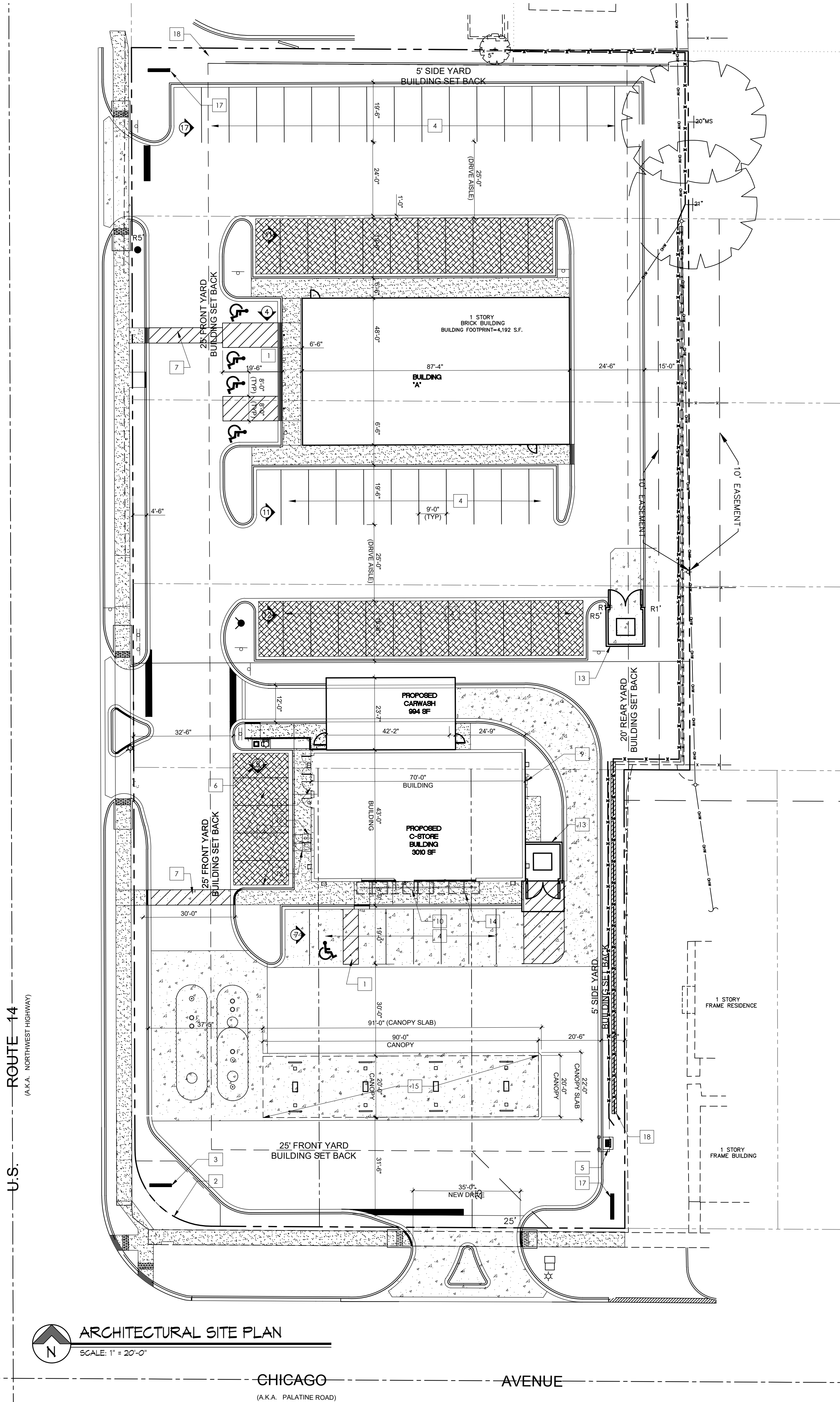
KEYNOTES

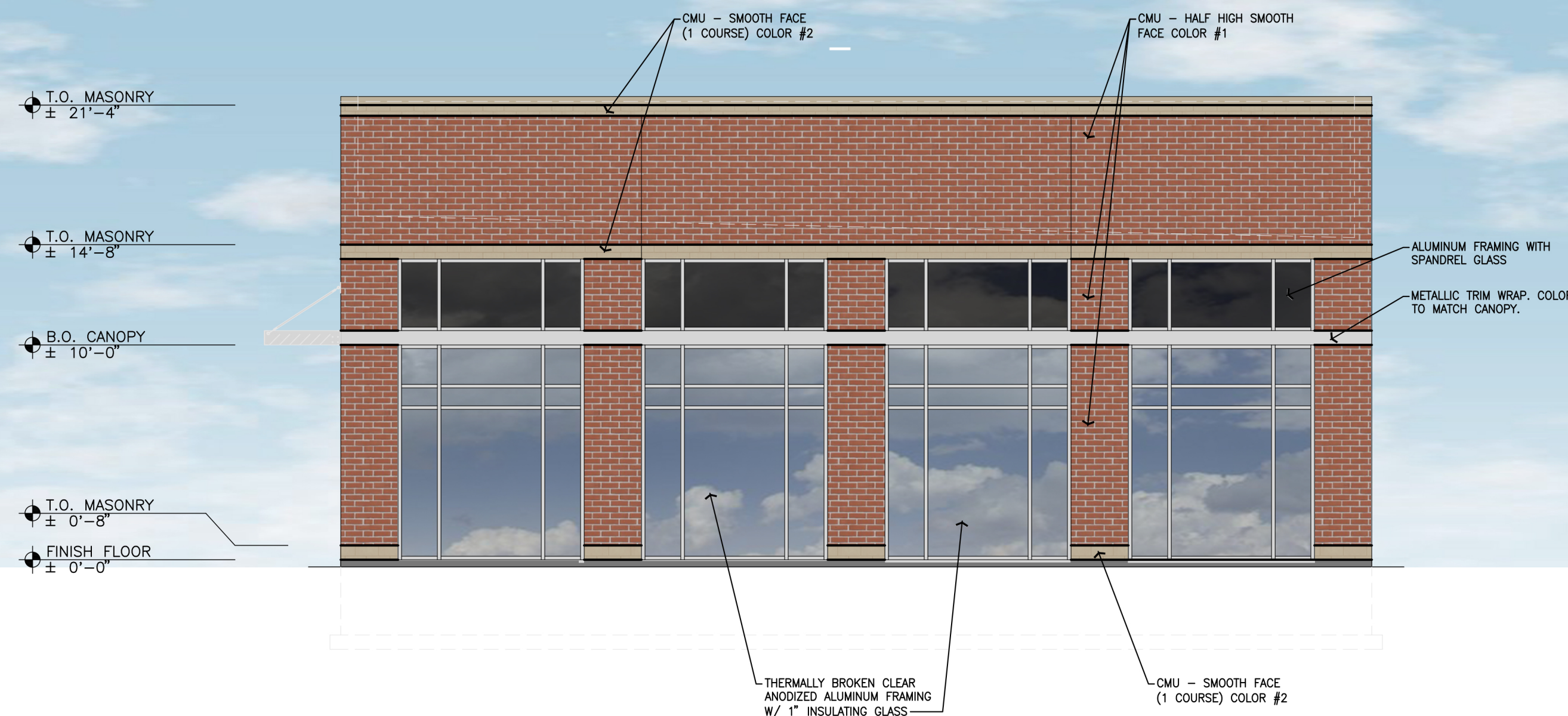
1.	HANDICAP STALL AND RAMP; REF CIVIL SHEETS.
2.	PROPERTY LINE. REF CIVIL SHEETS.
3.	7-ELEVEN PYLON SIGN. UNDER SEPARATE PERMIT.
4.	PARKING; REF CIVIL SHEETS.
5.	FUEL VENTS; REF FUELING DRAWINGS FOR LOCATION.
6.	AIR/VAC; REF FUELING DRAWINGS FOR LOCATION.
7.	ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS. REF CIVIL SHEETS.
8.	ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
9.	ELECTRICAL SERVICE: METER, CT CABINET, MDP
10.	MAIN ENTRY DOOR.
11.	EXIT DOOR.
12.	PROPOSED CO2 TANK/CAGE LOCATION (BY 7-ELEVEN)
13.	TRASH ENCLOSURE TO MATCH BUILDING MATERIALS - SEE 3D BUILDING VIEWS
14.	BUILDING ENTRANCE CANOPY (PREFAB ALUMINUM)
15.	FUELING CANOPY
16.	PROPOSED NITROGEN TANKS/CAGE LOCATION (BY 7-ELEVEN).
17.	MULTI-TENANT MONUMENT SITE WITH MASONRY BASE. BASE BY OWNER. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
18.	PROPOSED RETAINING WALL - SEE CIVIL DWGS.

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS
FOR COMPLETE SITE IMPROVEMENTS &
ADDITIONAL INFORMATION.

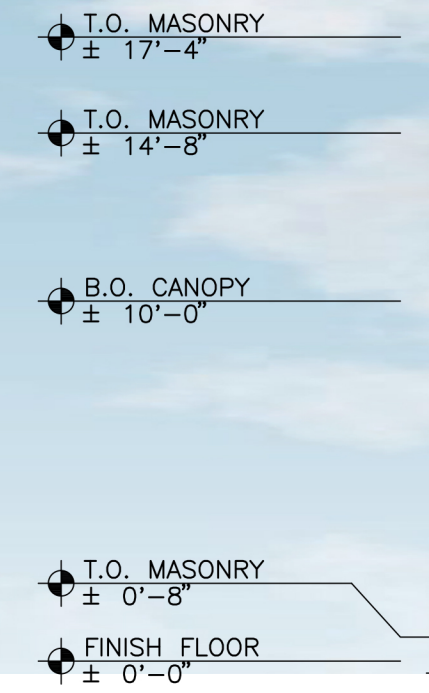
NOTE:
REFER TO SITE PHOTOMETRIC PLAN AND
ELECTRICAL DWGS FOR SITE LIGHTING
LOCATIONS AND SPECIFICATIONS

SITE DATA	
ZONING:	B2 - GENERAL BUSINESS
USE:	AUTOMOBILE FUELING STATION / MEDICAL OFFICE
SITE AREA: LOT AREA:	1.53 ACRES (66,579 SF) TOTAL
BUILDING SUMMARY: PROPOSED BUILDING FOOTPRINT:	4192 SF (NORTH LOT RETAIL BUILDING) 3010 SF (7-ELEVEN C-STORE) + 994 CARWASH
BUILDING HEIGHT:	21'-4" (NORTH LOT MEDICAL BLDG) 21'-0" (7-ELEVEN C-STORE)
<u>PAVEMENT/SIDEWALK AREA:</u> IMPERVIOUS AREA PERVIOUS AREA	53,898 SF (1.24 AC) (81%) 12,681 SF (.29 AC) (19%)
<u>SETBACKS:</u> FRONT: SIDE: SIDE ABUTTING STREET REAR:	25' REQ'D 5' REQ'D 10' REQ'D 20' REQ'D
<u>PARKING SUMMARY (NORTH LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (14 STALLS) 51 4 55 PROVIDED
<u>PARKING SUMMARY (SOUTH 7-ELEVEN LOT):</u> REGULAR PARKING STALLS ADA PARKING STALLS TOTAL PARKING STALLS	REQUIRED: 1/300 SF BLDG AREA (10 STALLS) 11 1 12 PROVIDED

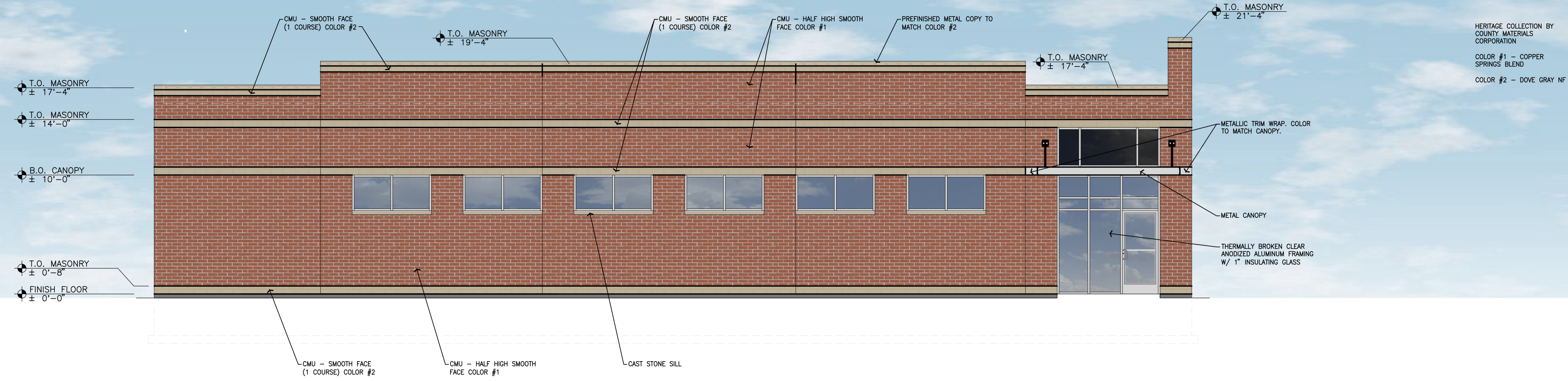




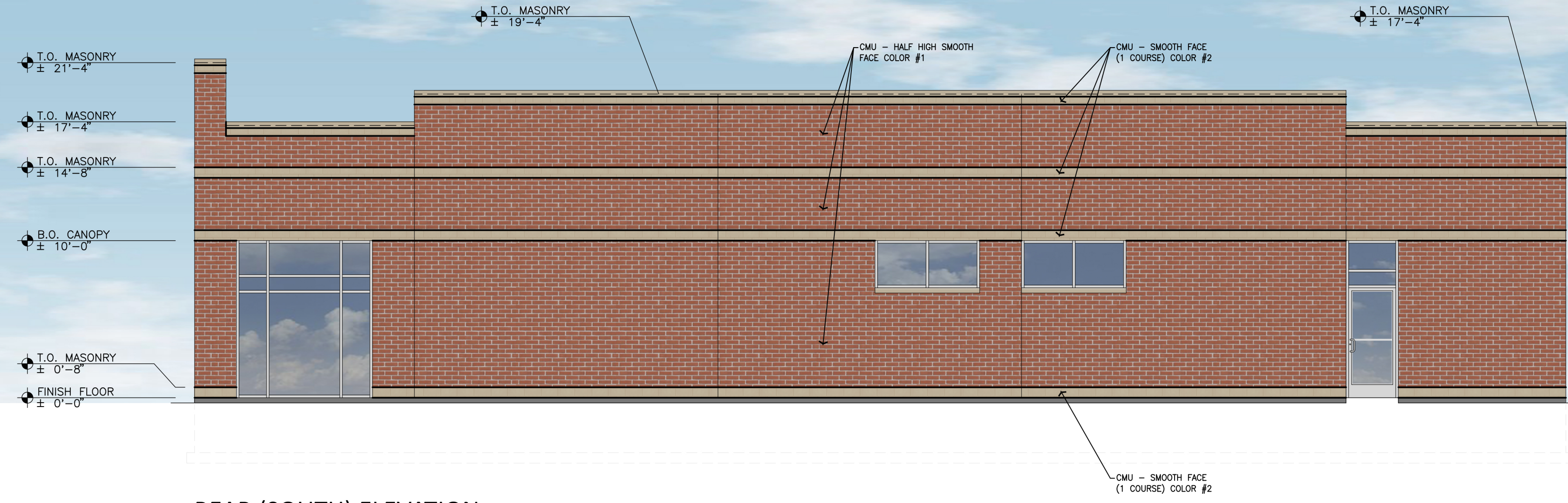
RIGHT SIDE (WEST) ELEVATION



LEFT SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION

PHYSICIANS URGENT CARE
PALATINE, IL

WALL TYPES

TYPE	REMARKS
	10" CMU, INSULATE ALL CORES EXCEPT VERTICAL REINFORCING. CORE 1 1/2" Z Furring @ 16" O.C. 10'-4" HIGH OVER 6MIL VAPOR BARRIER W/ 1 1/2" RIGID INSULATION (POLYISO INSULATION W/ FOIL FACE & TAPED JOINTS ABOVE CEILING) 1) LAYER 1/2" PLYWOOD AND 5/8" GYP. BD. ON INTERIOR FACE. REFER TO EXTERIOR WALL SECTIONS FOR ADDITIONAL INFORMATION
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH W/ 3 1/2" SOUND BATTS 1) LAYER 5/8" GYP. BOARD EACH FACE.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 12'-0" HIGH W/ 3 1/2" SOUND BATTS 1) LAYER 5/8" GYP. BOARD EACH FACE. HANG DRYWALL & FINISH TO 12'-0" A.F.F.
	3 5/8" 20 GA. METAL STUDS AT 16" O.C. 10'-4" HIGH W/ SOUND CAULK AT BOTTOM PLATE, ROCK WOOL INSULATION, 1) LAYER 5/8" QUIET ROCK DRYWALL EACH FACE, W/ HIGH DENSITY, 10" INSULATION ON CEILING.
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. 10'-4" HIGH W/ 3 1/2" INSULATION BATTS 1) LAYER 5/8" DRYWALL EACH FACE
	3 5/8" 20 GA. METAL STUDS @ 16" O.C. TO ROOF DECK (SECURED TO ROOF FRAMING). 1) LAYER 5/8" DRYWALL EACH FACE
	HANG & FINISH DRYWALL @ 12'-0" A.F.F.



PHYSICIANS IMMEDIATE CARE
7 NORTH NORTHWEST HIGHWAY
PALATINE, IL 60074

CONSTR. DOC. & REVISIONS	
No.	Description

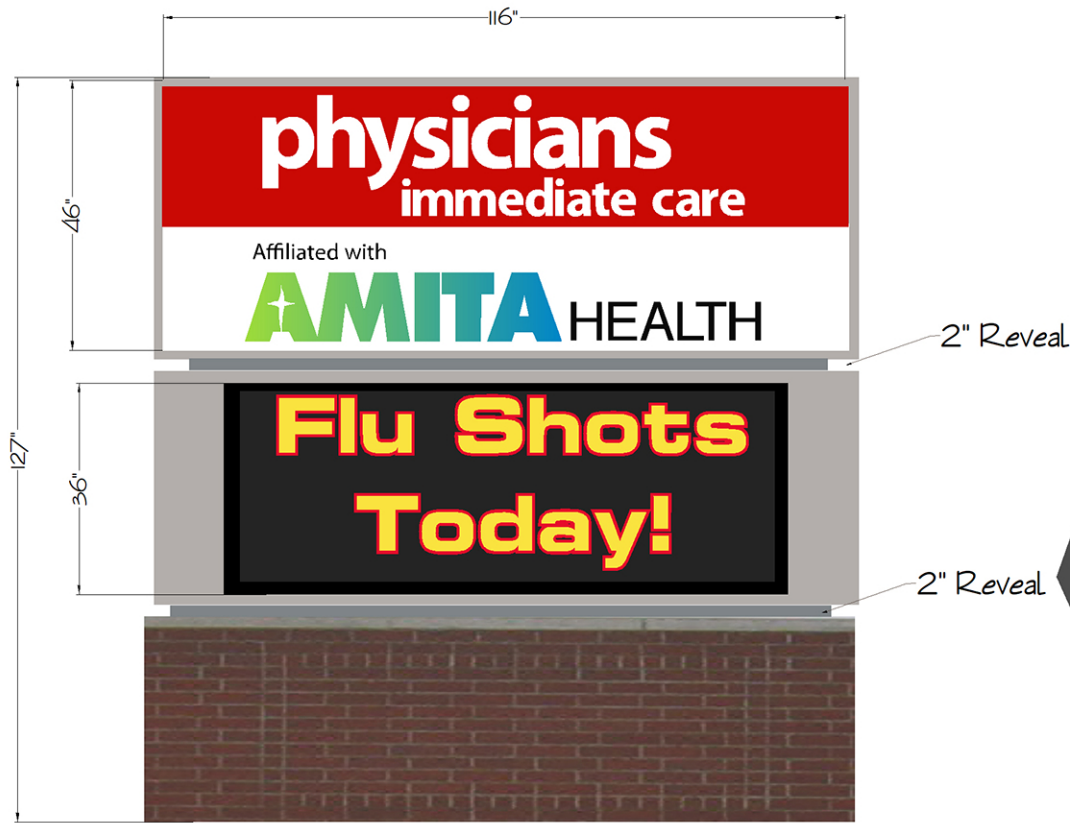
Drawn By/Checked By:	MS/DCD
Project Number	320329
Planning Date	xx-xx-xx
Permit Date	xx-xx-xx

FLOOR PLAN

A1



1 FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



1/17/20

Notes:

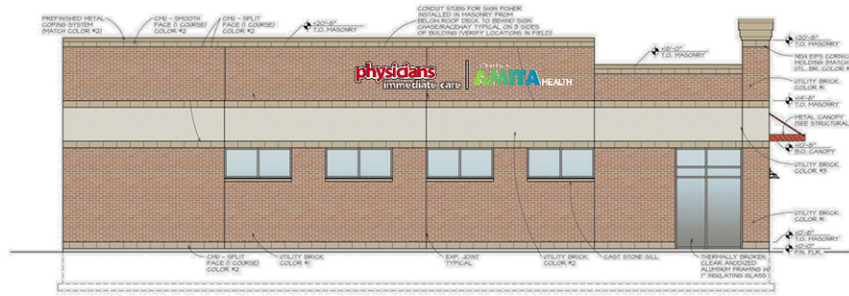
PIC Palatine

7 N Northwest Hwy

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Packet Pg. 192



Raceway Mounted



IMAGE
IS
SIGNS

ROCKFORD
BELVIDERE

PH: 282-4141
FAX: 282-4157

1/17/20

SCALE

Notes:

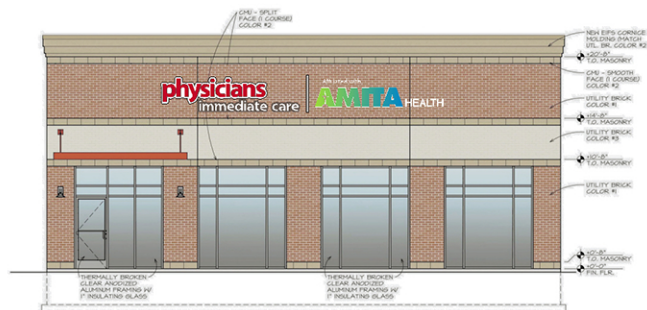
PIC Palatine

7 N Northwest Hwy

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Packet Pg. 193



Raceway Mounted



 ROCKFORD BELVIDERE PH: 282-4141 FAX: 282-4157	1/17/20	Notes: PIC Palatine 7 N Northwest Hwy	Copyright Notice © This drawing and all reproductions thereof are the property of IMAGE SIGNS and may not be reproduced, published, changed or
	SCALE		Packet Pg. 194

Memorandum in Support of Special Use

Petitioner Physicians Immediate Care LLC, a Delaware limited liability company, is seeking a special use permit from the Village of Palatine to operate a medical office/urgent care facility at the property commonly known as 25-35 N. Northwest Highway, Palatine, IL 60067.

Introduction

Physicians Immediate Care, LLC dba "Physicians Urgent Care" has established itself as a leader in the Midwest in providing neighborhood urgent medical care and occupational health services. The organization was founded in 1987 Dr. John J. Koehler, MD in Rockford, Illinois. Today, the Company operates over 40 locations in Illinois and Indiana. Its business model provides that no appointments are required for patient care. Most of its clinics are open seven days a week, up to 12 hours a day, to treat non-life-threatening illnesses and injuries. The clinics are staffed by a doctor, or an advanced practice provider, under the supervision of a doctor, who provide quality, caring health services to diagnose and treat a variety of injuries and ailments. The Company fills an important role in the ever-growing market for high quality immediate medical care for illnesses and injuries which arise during "off hours," or for which seeing a regular physician at a scheduled time is either inconvenient or practically impossible.

Hours of operation and services

The Palatine location will generally operate Monday – Friday from 8 AM-8 PM. Its hours on Saturday and Sunday will be 8 AM-4 PM. The actual hours of operation may vary from time to time depending upon market demand, and the needs of the community.

In conjunction with its medical office/urgent care clinic, it will be providing the following medical services: injury treatment; illness treatment; immunizations: x-rays and related diagnostics: physicals: blood work and lab tests: immigration physicals and occupational medicine. This list is not inclusive as other related medical and healthcare services will be provided from time to time to meet the urgent need care of its patients.

The medical office/clinic will have an employee census of between 10 to 24 employees. This census number is based on its historical work with its existing clinics throughout Illinois and Indiana. Based upon its market research to date, Physicians Care believes that its employee census will likely be closer to 24 employees once the facility becomes established as it believes that significant market demand exists for its urgent care services.

The urgent care clinic, though staffed by high-quality healthcare providers and physicians is not intended to act as a standalone emergency department. All life-threatening injuries/illnesses presented by patients are forwarded to appropriate medical services and providers.

The Project

The urgent care clinic will be housed in a new building to be constructed on the old "Teddy liquors" site. The new building will be a single-story medical office/clinic facility of approximately 4500 square feet. Its architectural features and an internal floor plan will be provided prior to the public hearing on the special use. Petitioner intends to meet all local building, zoning and health codes in conjunction with the development and construction of its new facility.

Special Use considerations

Medical offices and medical clinics are authorize special uses within the Village of Palatine's B-2 zoning district. As such, these land uses have been identified by the Village as appropriate land uses for the site, subject to certain special considerations, including the ability of the proposed operator to safely and soundly operate the special use. Physicians Immediate Care, LLC believes that it is an appropriate party to operate a medical use on the subject property.

1. Petitioner has identified a significant, unmet demand within the Palatine community for high quality medical and urgent care services. Though Palatine is home to many qualified physicians and related healthcare providers, the existing pool of healthcare providers is inadequate to meet the existing demand, and likely future demand that will exist as the community continues to grow and age.
2. The particular location identified by Physicians Immediate Care, is in its opinion an ideal site for an urgent care facility. It is easily accessible by most of the community as well as by members of neighboring communities that make use of US 14 as their path of travel by and between their homes, work, sporting venues and other social and recreational travels. Once built and opened, the facility will provide an important public convenience.
3. Physicians Immediate Care, LLC has provided high-quality medical and urgent care services for over 30 years. It presently operates over 40 facilities within Illinois and Indiana. It is keenly aware of the rules and regulations that pertain to safe and prudent

operation of urgent care facilities to safeguard the public health, safety and welfare of the communities in which it does business. The care to be taken in the operation of the proposed facility in Palatine will be no different than its other existing facilities. The proposed facility will meet all federal, state and local health, safety and sanitation requirements. Physicians Immediate Care has developed and makes use of extensive protocols for the collection and disposal of all medical waste. It maintains special policies, procedures and protocols for the safe use of all x-ray and other magnetic diagnostic equipment to ensure the safety of its staff as well as its patients and neighboring properties. All drugs, medical kits and like care materials are always properly secured within its facilities to guard against inadvertent or overt theft or misuse.

4. Physicians Immediate Care intends to build and operate a facility for which its neighbors will be proud to welcome into their community. Architecturally, it plans a practical and pleasing style of building that will not only meet its needs, but also blend into the existing neighborhood. This particular location has been utilized as a retail site for many years, and will remain adjacent to other retail facilities to the north and south of its facility. The proposed land use will not in any way negatively impact our retail neighbors, nor our residential neighbors to the east. The design of the facility as well as the site plan will provide proper visual and physical safeguards to ensure the privacy of our residential neighbors. Its property maintenance policies and practices, including the proper storage and disposition of medical waste and other waste are designed to make sure that no smells are emitted nor materials allowed to move beyond their storage containers until removed by its waste collectors. All exterior site lighting will meet the Village of Palatine codes to ensure that no "light pollution" takes place to any of the neighboring properties even though it will ensure that proper lighting always exists at any time patients are coming to its facility for assistance.

Conclusion

Physicians Immediate Care, LLC is looking forward to becoming a member of the Palatine community. The grant of the special use being requested will enable it to move into the community to provide high quality medical and urgent care health services for many years to come. Its goal is to become a trusted community asset to aid its neighbors in addressing their ongoing medical and healthcare needs.

III. PUBLIC HEARING

1. 7 N. Northwest Highway, 25-35 N. Northwest Highway, 406-408 E. Palatine Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on February 18, 2020 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Petition for Hearing
3. Proof of Ownership
4. 7- Eleven Petitioner Justifications & Business Plan
5. PIC Petitioner Justifications & Business Plan
6. Petitioner Justification for Variations
7. Petitioner Letter Re Car Wash Operations dated 2-21-20
8. Noise Reduction Study submitted by the Petitioner
9. Final Plat of Subdivision
10. Plat of Easement & Vacation
11. Final Engineering Plans
12. Architectural Site Plan
13. 7-Eleven Color Building Elevations
14. 7-Eleven Fuel Canopy Plan and Elevations
15. 7-Eleven Floor Plan
16. 7-Eleven Signage Plans
17. PIC Color Building Elevations
18. PIC Floor Plan
19. PIC Monument Sign
20. PIC Attached Signage Plans
21. Fire Truck Circulation Plan
22. Photometric Plan

Sworn in staff: Ms. Katie Rivard

Sworn in the petitioners: Mr. Jerome Pinderski Jr. attorney: Pinderski & Pinderski LTD., Mr. Robb Pomis Warren Johnson Architects Inc., Mr. Steve Simak WaterMark Engineering Resources, Mr. Mark Bettenhausen 7-11 Inc., Mr. Ivan Nockov Vequity

Mr. Pinderski stated they are looking to repurpose a series of old buildings. He spoke to the history of the property which is now all abandoned rundown buildings. He explained they are looking to bring valuable services to the community. Mr. Pinderski explained the property is 5 parcels with 7-11 occupying the southern portion referring to the aerial slide. He stated the 7-11 will consist of a world class convenient store, carwash, and gas station pumps. He further explained that for the northern property they will remove the old

Teddy's Liquors and will rebuild a smaller building. He spoke to the neighboring properties being mostly commercial. He pointed out the few residential homes indicating they hope to be good neighbor to. Mr. Pinderski stated they are looking to subdivide the 5 lots and create 2 lots - Lot 1 for 7-11 and Lot 2 for the medical center. He stated they are requesting approval for the zoning change to PD (Planned Development), though not a unified center they will have common elements like a shared parking, shared ingress and egress. Mr. Pinderski stated they are asking to vacate the utility easement that is no longer usable and will not affect the neighbors to the east. Mr. Pinderski spoke to the Special Uses that they are seeking for approval including the gas station and medical office. He spoke to the standards for Special Use stating they will be addressed in the presentation. He spoke to the traffic patterns and the problems adding trees in the parkway would create. He spoke to the proposed landscaping areas. He spoke to the variance for the car wash referring to the site plan to show location of entrance.

Mr. Hansen asked about escape plan. He asked if there is a jam up for the car wash and there is a line in queue how would they exit.

Mr. Pinderski explained they would have to back out. He explained they expect an average of 6 cars an hour with in most cases there will not be more than one car ahead of you.

Ms. Robins asked if they considered 6 cars per hour is low volume.

Mr. Pinderski answered yes explaining it is a good customer amenity, but not meant to be a high volume car wash.

Mr. Pomis gave an overview of the proposed layout and a brief description of the architecture on the property. He referred to the site plan slide to show layout of site. He stated the 7-11 is 3,000 sq. ft. with an attached carwash on the back side of the building. He spoke to the centrally located fueling canopies that will consist of 4 double sided fuel dispensing pumps. Mr. Pomis pointed out the ability to have 2-way traffic around all four sides because the site is centrally laid out. He spoke to the location of the underground fuel storage tanks on the west side of the canopy. He spoke to the one drive-thru lane for the car wash entering from the east side of the building. Mr. Pomis pointed out the new proposed curb cut along Northwest Hwy. He spoke to the location of the proposed medical facility replacing the old Teddy's Liquor store which is almost a 40% decrease in building footprint. He spoke to parking indicating they are over parked. Mr. Pomis pointed out the 2-way traffic aisle and landscaping buffer on the east side. He spoke to the new curb cut on both Palatine Road and Northwest Highway along with cross access. He pointed out another curb cut along the physician's office. He referred to slide to show traffic flow through the carwash.

Mr. Hansen asked if the arrow represented a car size.

Mr. Pomis answered yes.

Ms. Rivard stated she drew the arrows, so they don't represent accurate size.

Mr. Pomis referred to elevation slides to show building structures from each side. He spoke to the materials and color pointing out how all sides match and blend well. He referred to the slide to show canopy elevations pointing out it does not show the signage which will be discussed later in the presentation. Mr. Pomis referred to slides to show elevation of the Physicians Immediate Care pointing out the architectural features. He referred to the slides to show the proposed floor plans of both the 7-11 and the Physicians Immediate Care.

Mr. Pomis referred to the slides to show the proposed 7-11 signage including a 20 ft. freestanding pylon sign, 4 ft. directional sign along Northwest Highway and a 7 ft. directional sign along Palatine Rd. He spoke to the attached signage referring to the slides to show location size and colors. Mr. Pomis explained it will be branded a Mobil sign referring to the canopy signage slide showing the signage colors.

Mr. Pomis spoke to the site plan for the immediate care facility showing the central location which allows traffic flow around building. He pointed out the location for the proposed monument sign for the Physicians Immediate Care. He referred to the slides to show elevations of the monument sign indicating they discussed a EMB sign but it is not part of this request. He referred to the slides to show the wall sign details for the Physicians Immediate Care.

Mr. Kolososki asked if there will be rooftop units.

Mr. Pomis answered yes explaining they will be screened by parapet walls.

Mr. Kolososki pointed out on the Physicians Immediate Care the neighbors will be able to see the rooftop units.

Mr. Pomis stated there will be another architect involved for the Physicians Immediate Care. He stated Mr. Kolososki brings up a good point.

Chairman Dwyer asked if the Physicians Immediate Care will replace any other facility along Northwest Hwy.

Mr. Pinderski answered no.

Mr. Rodney Bettenhausen referred to the gas station site plan and asked about the entrances not matching.

Mr. Pomis explained there were last minute corrections made to civil drawings based on plan review received from IDOT.

Mr. Rodney Bettenhausen asked if they will be revised.

Mr. Pomis answered yes stating they will be revised to match the civil plans.

Mr. Friedman asked if the current intention is to use the right-in right-out for both the 7-11 drives. He pointed out the report only indicates one being right-in right-out.

Ms. Rivard stated staff is aware explaining the changes came after.

Mr. Pomis answered yes both will be right-in right-out for 7-11.

Ms. Robins asked about signage for the gas station indicating cost of gas.

Mr. Pomis stated it is part of the pylon sign on the southwest corner referring to the slide.

Ms. Robins asked how long the car wash takes.

Mr. Pinderski stated there is an expert from 7-11 who will walk through how car wash works.

Ms. Robins asked if there are daily deliveries.

Mr. Pomis stated Mr. Mark Bettenhausen from 7-11 can explain. He stated there are daily deliveries during off peak hours. He referred to the floor plan showing the storage area

Ms. Robins asked for location of delivery truck loading area

Mr. Pomis stated there is not a designated delivery space.

Mr. Mark Bettenhausen stated all deliveries will be in smaller box trucks that happen daily during off peak hours. They will park in a regular parking spot or in front of dumpster and deliveries will be made through the front door. He gave a brief overview of the car wash stating the wash time is under 7 minutes. He stated it is more 4-5 car washes an hour. Mr. Mark Bettenhausen spoke to other locations recently opened that are modern like the proposed.

Ms. Robins asked if they will have an electric car plugin.

Mr. Mark Bettenhausen answered no.

Mr. Kolososki asked about rooftop units.

Mr. Nockov explained the parapet will be extended up to cover the IBU.

Mr. Kolososki clarified they will be screened.

Mr. Nockov answered yes.

Mr. Simak gave a brief overview referring to the grading plan explaining they are currently working with IDOT, MWRD and the Village Engineer. He spoke to the permeable surfaces they are proposing acting as a best management practice used to filter the water as it drains through the site. Mr. Simak referred to the utility plan slide indicating he is working with the Village Engineer to get them in working order. He referred to the photometric plan showing the light fixtures around site. He referred to the landscaping plan slide to show the proposed arborvitae trees that will line the 8 ft. fence to block the Physicians Immediate Care.

Discussion on the permeable surfaces if gas is spilled.

Mr. Simak stated they are not proposing any parkway trees because they reflect poorly on site lines and visibility of existing cameras.

Mr. Pinderski referred to the landscape plan pointing out the area that will be donated to the Village to allow the Village to add more landscape or public art to enhance the corner as a gateway to Palatine.

Mr. Kolososki pointed out the facade is poor as a gateway to the town.
Mr. Pinderski stated it will be camouflaged by landscaping. He stated conceptually the doors will be there but not meant to be seen.

Mr. Nockov explained issues with location of doors. He stated they will be painted with colors to blend in. He explained they can't be behind trash or tucked in car wash for safety reasons. Mr. Nockov stated they have to be in location to be safe to exit the building.
Mr. Kolososki asked if they can be shielded.

Mr. Nockov explained there will be landscaping.
Mr. Kolososki expressed concern.

Mr. Friedman pointed out the architect's renderings don't match with one showing the doors very dark and the other showing them light grey like the brick.
Mr. Nockov explained they are light grey.

Mr. Rodney Bettenhausen asked Mr. Simak about the car wash entrance sign to prevent people from mistakenly entering.
Mr. Simak stated there is no sign.
Mr. Rodney Bettenhausen recommended adding one.

Mr. Friedman referred to the fuel canopy elevation slide asking how high the trash enclosure is.
Mr. Pomis stated it is approximately 7'4" high.

Mr. Friedman stated it will block the view of the line of the car wash.
Mr. Pomis stated they will be able to see the cars in the stacking lane.

Mr. Friedman spoke to the signage that indicates the height limits pointing out it is a little too late.
Mr. Pomis stated that is a good point and can consider moving.

Mr. Friedman asked if the equipment broke would there be signage to say carwash is closed. He expressed concern there is no escape lane that normally addressed these issues.
Mr. Mark Bettenhausen stated they can put up cones or sandwich boards if allowed.

Mr. Rodney Bettenhausen asked if the underground storage tanks will be used again.
Mr. Simak stated they will install new underground tanks.

Mr. Rodney Bettenhausen referred to the grading plan details pointing out the board-on-board fence shows the finished side facing the gas station which goes against Code.
Mr. Simak stated they can change.

Mr. Rodney Bettenhausen expressed concern with the distance between the fence and the property line in regards to landscape overgrowth.

Mr. Simak stated they will discuss with the Village and come up with a solution.

Mr. Friedman asked about the ADA parking stalls location of the Physicians Immediate Care.

Mr. Simak stated in most cases it is responsible to put them closest to the entrance but it makes more sense for this location due to grading.

Mr. Kolososki referred to the floor plan of 7-11 asking what the 2 squares that back up to back room.

Mr. Pomis explained they are outdoor cabinets for the CO2 tank and nitrogen tanks used for beverage counters.

Mr. Kolososki asked if they can you add transom windows to soften.

Mr. Pomis stated they can discuss.

Mr. Friedman asked about materials.

Mr. Pomis explained it is fiber cement panel system that simulates stone and brick.

Discussion on the signage request.

Ms. Rivard explained the request includes all signs besides the EMB portion of PIC's monument sign.

Mr. Friedman asked if the corner of property is for landscaping and enhancement will it be consistent with other corners.

Ms. Rivard explained there will be an agreement worked out with 7-11.

Mr. Friedman asked if that would preclude the Village from putting signage if they wanted some kind of village sign there.

Ms. Rivard stated that has not been determined.

Mr. Friedman asked about "Sign K" on Palatine Road that includes a tenant panel. He asked why they are encouraging entering there when they have their own entrance.

Mr. Nockov explained it marks the site to let people know it's there. He stated this encourages being good neighbor so people use both sights. Mr. Nockov explained they want both sites to be successful and thinks the sign on Palatine Road alerts people of the location, which is important.

Mr. Friedman asked if the 7 ft. secondary sign is within code

Ms. Rivard explained a typical directional sign is 4 ft. so it doesn't meet typical size and height.

Mr. Nockov spoke to the signage size.

Mr. Friedman asked about decibel levels of carwash.

Mr. Nockov explained by the time you get to the trash enclosure you are at ambient level. He pointed out there is then added landscaping and fencing which will block noise to neighboring properties.

Mr. Pinderski stated the tenants could not make the meeting tonight but spoke to the detailed memos for the Physicians Immediate Care. He stated this site is an ideal site that will not take away business from anyone. He spoke to the business hours and staff size. Mr. Pinderski explained it is not meant to be an ER but rather somewhere to get physicals, x-rays or just if you don't feel well.

Ms. Rivard gave a brief overview of the request. She spoke to the business operations including the hours of operation. She explained the carwash is proposed to be 24 hours but staff does not support those hours rather recommends 8am-8pm Monday-Saturday and 9am-8pm on Sunday. Ms. Rivard spoke to the decibel levels of the car wash 30 ft. from blower system that faces Northwest Highway will be 68. She spoke to the location of the entrance of the carwash referring to the 7-11 site plan slide and pointed out the distance from the car wash exist to the nearest residential home is 190'. Ms. Rivard spoke to the history of the Shell carwash which was originally approved 20 years ago. She spoke to the signage indicating the attached signage all meet the B-2 standards. Ms. Rivard stated 7-11 is proposing 2 freestanding signs and the Physicians Immediate Care is proposing 1 monument sign but staff is only recommending 2 freestanding signs total. She explained staff is not recommending approval of the 7 ft. directional sign at the corner. She spoke to the standards that permit one sign per use.

Discussion on the directional signs.

Ms. Rivard referred to landscaping plan slide pointing out the fence location and height and arborvitae locations. She stated there are no parkway trees proposed but indicated they will spread those trees out throughout the site.

Ms. Robins asked what the material of the fence is.

Ms. Rivard stated it is solid board-on-board.

Mr. Friedman asked if it will be wood or PVC.

Ms. Rivard answered wood.

Mr. Bettenhausen clarified staff is not okay with the 7 ft. but ok with the other 2.

Ms. Rivard answered yes explaining the proposed signage.

Sworn in Ms. Kim Schmidt - Remax

Ms. Schmidt stated this is a great redevelopment that will enhance the corner. She stated her client has the building to the east that is a non-conforming residential property. She asked about the canopy light brightness. She asked if the mechanics on roof top create noise.

Mr. Nockov explained the RTU will be screened for both buildings. He spoke to

the lights underneath 7 ft. canopy being updated LED that are controlled to not disturb anything.

Ms. Schmidt expressed concern with water runoff when the ground is excavated. Mr. Nockov stated the water will be controlled with no additional runoff.

Ms. Schmidt asked about south end entrance. Mr. Nockov explained IDOT is requiring it to be right-in right-out.

Ms. Schmidt expressed concern with congestion on Palatine Road that makes it difficult to get in and out of those sites. Mr. Nockov spoke to current conditions with 2 access points. He stated IDOT is requiring to reduce to one access point as well as limit the access point. Discussion on the right-in right-out requirement.

Ms. Schmidt stated if they need more property her client's property is for sale.

Sworn in Patience Falk 42 N. Ashland Avenue

Ms. Falk expressed concern with the hours of operations. She urged to revise the 24 hours. She asked about sales of liquor.

Ms. Rivard stated the Village of Palatine doesn't allow liquor sales in gas stations.

Ms. Falk expressed concern with noise of carwash. Chairman Dwyer asked if there is a comparable carwash to the proposed that they can go and hear. Mr. Nockov stated it is new technology with the only one available being along a highway.

Chairman Dwyer stated staff is not supporting the 24 hours.

Ms. Falk asked if the gas stations will have video monitors. Mr. Nockov answered no explaining the site is a high-end convenient store with the gas station being secondary. He stated there will be no music or gaming outside.

Ms. Falk stated the pictures look great.

Sworn in Ms. Judith Fell 20 N. linden Avenue

Ms. Fell stated she is a 22-year resident with her property directly behind the medical facility. She stated she has 4 concerns including additional traffic, noise pollution from car wash, light pollution and crime. She questioned the location being directly across from an already busy car wash. Ms. Bell stated Village of Naperville voted down the 7-11 for such reasons. Discussion on location in Naperville.

Sworn in Ms. Amy Fell 162 S. Fremont Street

Ms. Fell stated she does not believe a carwash has the public health safety and

welfare, due to noise pollution. She spoke to other car washes in the area. She spoke to the landscape architecture standards that indicates noise disturbs people by interfering with communication and everyday activities as well as create physical discomfort. She spoke to the November 2019 Northwest Highway Corridor analysis and Sub-Area Plan Phase 1, which refers to this as a crucial area in Palatine for overall image and identity. Ms. Fell stated this analysis also stated pedestrian movement needs to be considered and in some cases given priority. She stated she feels 2 car washes on the same corner does not support that statement.

Sworn in Ms. Linda Hess 26 N. Linden Avenue

Ms. Hess expressed concern with the car wash. She asked if the doors are opening to dry won't that allow more noise. She asked about the lighting hours and the existing fence.

Discussion on the property zoning and the permitted uses of the property.

Ms. Rivard pointed out if the Teddy's liquors was redeveloped by itself the landscape buffer would not be required. She explained that since they are developing all the lots together it turns that into the side yard requiring the additional landscape buffer requirements.

Sworn in Mr. Steve Breese 716 N. Franklin Avenue

Mr. Breese expressed concern with the narrow right-of-way which resulted in narrow traffic lanes and no buffer for pedestrians. He pointed out there is no room for bicycle lanes. He recommended the petitioner to donate property for extra space for pedestrians and possible future road expansion. Mr. Breese spoke to the congestion on Palatine Road and suggested reserving space for right turn only lane.

Chairman Dwyer asked if widening of the street is part of the overlay plan. Ms. Rivard answered no.

Mr. Breese suggested the petitioner should donate the land to allow land for the buffer.

Chairman Dwyer stated IDOT does not like to make right turn only lanes. He stated you cannot require someone to donate part of the land they purchased.

Sworn in Mr. Jaime Reyes 203 S. Ashland Avenue

Mr. Reyes stated he appreciated the landscape buffer, sidewalk location, hours of carwash and corner easement. He spoke to the Shell car wash noise. He asked if staff can work with IDOT to add more street lighting.

Sworn in Ms. Margaret Leland 29 N. Linden Avenue

Ms. Leland stated she is a 2-year resident and stated her concern is with the car wash noise.

Mr. Pinderski stated the technology exists in their Lake Forest oasis location. Mr.

Pinderski explained the car wash design pointing out the eastern doors remain closed. He explained this is touchless so no motors.

Ms. Leland stated there are multiple carwashes so she doesn't see a need for another. She stated she supports the limited hours. She expresses concern with cars cutting through their street to avoid the busy intersection

Mr. Friedman asked Mr. Pinderski about the motors. He pointed out the biggest noise is from the dryers.

Mr. Pinderski explained the motors in the traditional carwash do not exist, in the proposed car wash.

Sworn in Ms. Connie Karavidas 25 N. Northwest Highway

Ms. Karavidas stated she is happy about the right-in right-out on Palatine Road. She pointed out it is hard to test the car wash noise when it is located on an expressway. She expressed concern with the older gas station across street. She spoke to the issues on the existing Teddy's Liquor site including syringes and how new development should remove the riff raff. Ms. Karavidas stated the fence and landscaping will be beautiful and hopes it is approved.

Sworn in Ms. Susan Mc Gehee 35 N. Linden Avenue

Ms. Mc Gehee asked about underground detention and water control.

Mr. Nockov explained MWRD has different restrictions for fuel facilities. He explained the permeable pavers will act similar to underground detention.

Ms. Mc Gehee asked if the lights be turned down during evening.

Mr. Nockov clarified what lights.

Ms. Mc Gehee spoke to Atletico lights being a problem.

Chairman Dwyer spoke to the Village ordinance for illumination of lights.

Mr. Nockov spoke to the light study.

Ms. Friedman stated the ordinance doesn't restrict glare.

Mr. Nockov stated the glare is addressed with the design of the actual fixture.

Ms. Friedman spoke to the staff recommendation for photometric plan asking about the foot candle.

Ms. Rivard answered 0.1.

Ms. Friedman pointed out according to the plans are now they are 5 times that.

Ms. Mc Gehee expressed concern with speeding traffic.

Chairman Dwyer stated she needs to speak to the Village Council or her Councilman.

Discussion on this site affecting similar businesses in area.

Ms. Mc Gehee played a recording on her phone of the Shell noises from her driveway.

Discussion on Shell car wash noise.

Chairman Dwyer spoke of other older car washed that have quieter carwashes

Ms. Mc Gehee asked if there is anything to be done.

Chairman Dwyer stated she needs to speak to her Councilman.

Chairman Dwyer recused himself.

STAFF RECOMMENDATIONS:

The proposal generally conforms to the recommendations of the Comprehensive Plan and redevelopment goals of the Northwest Highway Sub-Area Plan (Phase I), and generally complies with the requirements of the Zoning Ordinance. The proposed land use as gas station use is consistent with the use that has existed at this corner, since 1962 (Special Use for a gas station - Ordinance #O-48-62). The single lane car wash will have automatic close doors, with the entrance located on the east side of the property. It will be bordered by an 8-foot fence and additional landscaping on the east side, to prevent impact the adjacent residential properties. The exit and blowers will be on the west side and will open to the surrounding commercial properties along Northwest Highway. The previous gas station has been closed since January 2019.

The proposed medical office, with limited hours of operation, would replace the former Teddy's Liquors store. While the property existed historically as a retail use beginning in 1981, the building has been vacant since 2015. Also, medical offices exist along Northwest Highway and are contemplated as uses with the B-2 district.

Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The development shall substantially conform to the Engineering plans prepared by Watermark Engineering dated 09/13/2020 last revised 02/26/2020, the Architectural site plan prepared by Warren Johnson Architects, Inc. dated 10/08/2019 last revised 02/26/2020, the 7-Eleven building elevations prepared by Ileki Associates dated 11/15/2019, and to the Physicians Immediate Care building elevations prepared by CASCO, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.
3. Uses shall be governed by the B-2 district use lists in the Palatine Zoning Ordinance.
4. The Final Plat of Subdivision shall be revised in a manner acceptable to the Village Engineer.
5. The Final Plat of Subdivision shall be submitted on Mylar with all required

signatures.

6. A Plat of Vacation and the Plat of Easement shall be submitted in a manner acceptable to the Village of Palatine.
7. The Plat of Vacation and the Plat of Easement shall be submitted on Mylar with all required signatures.
8. A Public Improvement letter of credit for 115% of the full amount of the engineer's estimate of probable cost of such public improvements shall be submitted to ensure the completion of the required public improvements in a manner acceptable to the Village Engineer.
9. Review fees in the amount of 1.5% of total project improvement costs shall be submitted in a manner acceptable to the Village Engineer.
10. A Planned Development letter of credit in the amount \$50,000 shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. Recording fees in the amount of \$600 shall be submitted.
12. The EOC shall be revised in a manner acceptable to the Village Engineer.
13. The sign plans shall be revised in a manner acceptable to the Director of Planning and Zoning, and shall include reducing the number of freestanding signs to 2 total and final freestanding sign locations.
14. The 8-foot tall solid board-on-board fence along the eastern property line shall be replaced every 12 years or as directed by the Village of Palatine.
15. The car wash hours of operation shall be limited to 8:00 a.m. to 8:00 p.m. Monday through Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday.
16. The final landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
17. The final photometric plan shall be submitted in a manner acceptable to the Village of Palatine.
18. A maintenance and cross access easement agreement shall be submitted in a manner acceptable to the Village Attorney for the proposed of the shared drive aisles and utilities.
19. A structural analysis of any existing retaining walls to remain shall be submitted as part of the building permit submittal.
20. The Petitioners shall submit a Subdivision Improvement Agreement in a manner acceptable to the Village Attorney.
21. MWRD, IDOT, IEPA, and NEPA permits shall be submitted in a manner acceptable to the Village Engineer.

Mr. Bettenhausen asked about the hours of the gas station.

Ms. Rivard the petitioner proposed 24 hours but staff does not support the car wash operating 24 hours.

Mr. Hansen asked is there will be changes in taxation or same as liquor store.

Ms. Rivard stated she cannot answer question related to the taxes.

Mr. Pinderski stated the Physicians Immediate Care is a for profit so will stay on the tax rolls.

Mr. Hansen asked the petitioner if they can and will comply with staff conditions. Mr. Pinderski answered yes generally. He spoke to Condition #13 stating they will re propose in hopes to be compliant with a simple directional sign. He stated they disagree with Condition #15.

Mr. Kolososki recommended adding Condition #22 to add transom windows. Mr. Friedman recommended discussing in deliberations.

Discussion on adding transom windows.

Mr. Nockov clarified what Mr. Kolososki meant by transom. Mr. Kolososki explained a band of windows above the doors along the whole length from corner to corner. Discussion on windows.

Ms. Robins made a motion to close the public hearing; seconded by Mr. Kolososki

DISCUSSION:

Mr. Kolososki recommended adding Condition #22 a band of windows along west side of 7-11.

Ms. Robins expressed concern with no escape aisle and light pollution. She expressed concern with the lack of information on the decibels of the new carwash technology and questioned the noise of the doors opening and closing.

Mr. Friedman stated they had a sound diagram or sound showing as you move away from the structure. He stated his concern is the blind corner of the car wash and the lack of escape lane.

Mr. Hansen pointed out the sound diagram shows the sound decibels going over the 8 ft. fence but they indicated the fence would block the noise.

Mr. Kolososki expressed concern with the proposed hours of car wash.

Mr. Friedman pointed out a lot of the issues and concerns relate to the existing car wash. He stated the positioning of the proposed is a little better with it pointing at Walgreens.

Ms. Robins expressed concern of the unknown of the noise and light affects for the neighbors.

She asked about the petitioner having a problem with staff's restricted hours.

Mr. Friedman explained the petitioner would like the board to remove that condition but it has to go to Village Council so it will be their decision. He explained they will then need to decide if it is a deal breaker.

Discussion on mistakes on plans that need to be revised.

Ms. Robins spoke to the screening of rooftop equipment and asked about the noise.

Mr. Friedman explained the screening is a Village requirement. He explained it if more for visually not really for sound.

Mr. Kolososki stated they are usually pretty quiet so his concern is for aesthetics.

Discussion on adding condition to require parapet to screen units.

Ms. Rivard pointed out there is a condition that requires them to be revised to meet Village Code.

Mr. Friedman recommended Condition #23 to extend the parapet to match the parapet of the rest of the building.

Mr. Bettenhausen stated the car wash height restriction should be brought out to the entrance to alert vehicles before they enter.

Discussion on location of height restriction sign and if staff would support.

Ms. Rivard stated staff would need to see a plan but doesn't think it's unreasonable.

Mr. Bettenhausen recommended adding Condition #24 to move height restriction signage to the entrance of carwash.

Discussion on lighting at night since store is open 24 hours.

Discussion on \$3 car wash down the road closing at 8:00 p.m. and the limitation of the 7-11 car wash hours.

Discussion on the hours of Shell's car wash.

Discussion on car wash hours for car dealership on Rand Road.

Ms. Williams made a motion to approve subject to staff's 21 conditions plus the added 3 conditions; seconded by Mr. Bettenhausen.

Mr. Friedman summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on March 16, 2020.

RESULT:	RECOMMENDED TO APPROVE [6 TO 0]
MOVER:	Jane Robins, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Robins, Williams, Friedman, Bettenhausen, Kolososki
ABSTAIN:	Hansen
ABSENT:	Noonan, Fedota



PRELIMINARY & FINAL PLANNED DEVELOPMENT

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

www.palatine.il.us

Office Use Only	Project Planner <u>KR</u>	Zoning Case # <u>19-66</u>
	Filing Fee	Notification Deadline
	PC Public Hearing Date	Village Council Date

date received

PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): Vequity Holdings, LLC
- Authorized Agent of Petitioner (if different):
 Name: Robb Pomis (Warren Johnson Architects, Inc)
 Address: 19 N. Greeley Street, Palatine IL 60067
 Telephone No. 847-359-9616 Business No. _____
 Email: rpomis@wjarch.com
 Relationship to Petitioner: Architect
- Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
7 Northwest Hwy, 25-35 Northwest Hwy, 406-408 E. Palatine Road
- All existing land use(s) on the property are:
- Current zoning of property: B-2 Size of the property: 1.53 acres
- Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:
 The development proposes to demolish the existing gas station and the existing mixed use building to the east and replace them with a new 7-Eleven convenient store with fueling station.
 As part of the development, the developer proposes to also update the existing Teddy's Liquors store and reuse the building for new future tenants.

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

None

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247
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Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>19-66</i>
	Filing Fee	Notification Deadline
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PLEASE TYPE OR PRINT IN INK:

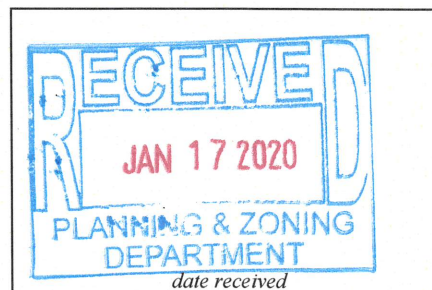
1. Name of Petitioner(s): Vequity Holdings, LLC
2. Authorized Agent of Petitioner (if different):
 Name: Robb Pomis (Warren Johnson Architects, Inc)
 Address: 19 N. Greeley Street, Palatine IL 60067
 Telephone No. 847.359.9616 Business No. _____
 Email: rpomis@wjarch.com
 Relationship to Petitioner: Architect
3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.
4. Address of the property for which this application is being filed:
7 Northwest Hwy, 25-35 Northwest Hwy, 406-408 E. Palatine Road
5. All existing land use(s) on the property are:
6. The proposed use(s) on the property, if this petition is approved is (are):
7. Current zoning of property: B-2 Size of the property: 1.53 acres
8. State the specific action requested:

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner <i>KR</i>	Zoning Case # <i>19-66</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) Physicians Immediate Care LLC		Business Name (if applicable)	
	Subject Property Address 25-35 N. Northwest Highway, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable) Pinderski & Pinderski, Ltd.		Business Name (if applicable)	
	Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-358-5220	Fax 847-358-4506	Email jerome@pinderski.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use vacant retail building	Proposed Land Use medical office/clinic	
	Generally describe your request: see attached memorandum			

Attachment: Applications (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location
see attached memorandum

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
see attached memorandum

3. The use will not cause substantial injury to nearby property values
see attached memorandum

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

n/a

VILLAGE OF PALATINE

Amended SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	PETITIONER(S) 7-Eleven, Inc. d/b/a 7-Eleven #38977H		Business Name (if applicable)	
	Subject Property Address 7 West Northwest Highway, 406-408 E. Palatine Road, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable) Pinderski & Pinderski, Ltd.		Business Name (if applicable)	
	Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-358-5220	Fax 847-358-4506	Email jerome@pinderski.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use vacant gas station complex	Proposed Land Use gas station/car wash/convenience store	
	Generally describe your request: see attached memorandum			

Attachment: Applications (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)



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see attached memorandum

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

n/a

PUBLIC NOTICE

A public hearing will be held before the Palatine Plan Commission on Tuesday, March 3, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

1. Preliminary and Final Plat of Subdivision for a new 2-lot commercial subdivision; and,
2. Preliminary and Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility; and,
3. Rezoning from B-2 General Business District to Planned Development; and,
4. Special Use to permit a new 7-Eleven gas station, convenience store, and car wash; and,
5. Special Use to permit a new medical office/urgent care facility

The property is commonly known as 7 N. Northwest Highway (PIN# 02-14-408-026), 25-35 N. Northwest Highway (02-14-408-025, 02-14-408-002, 02-14-408-016), and 406-408 E. Palatine Road (02-14-408-010).

The Petitioners are proposing to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new 7-Eleven gas station, convenience store, and car wash. The Petitioners are also proposing to redevelop the vacant commercial building (25-35 N. Northwest Highway) into a new medical office/urgent care facility.

The above petitions were filed by, Ivan Nockov (Vequity Holdings), represented by their Agent, Robb Parris (Warren Johnson Architects, Inc.); and, Shanita Brown (7-Eleven, Inc. d/b/a 7-Eleven #38977H) and Stephen Thayer (Physicians Immediate Care LLC), represented by their Agent, Jerome Pinderski Jr. (Pinderski & Pinderski, Ltd.), and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-66 VILLAGE OF PALATINE
Dennis Dwyer, Chair, Palatine Plan Commission
DATED: This 17th day of February 2020.
Published in Daily Herald February 17, 2020 (4540778)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/17/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4540778

Attachment: Public Notice (2020-28 : 7 N. Northwest Hwy, 25-35 N. Northwest Hwy, 406-408 E. Palatine Rd - PFS, PFD, SU 7-Eleven)

Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase I

BACKGROUND:

The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program, the Hazardous Sidewalk Program, and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety and a roadway system which has improved in its average Pavement Condition Index. Applications have been accepted from residents for the 50/50 Sidewalk Program since fall of last year.

2009 began the second cycle of the Hazardous Sidewalk Program and it was anticipated to take eight years to complete. Repairs are “triggered” on a vertical displacement greater than 7/8”, with a worst first approach. The Sidewalk Replacement Program Phase I area for this year is generally west of Quentin Road, from Dundee Road to Wood Street; from Northwest Highway south to Colfax Street and Quentin Road east to Plum Grove Road; and generally south of Helen Road, from Quentin Road to Hicks Road.

KEY ISSUES:

- In 2019, the contract was awarded to Suburban Concrete, Incorporated of Mundelein, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the first potential extension.
- Pricing would increase 2.25% compared to the 2019 contract price due to the increased cost of concrete material.
- Accepting this increase results in more favorable prices than those rates obtained in recently bid projects including the 2020 Resurfacing Project and the next lowest bid from the 2019 Sidewalk Replacement Program.

ALTERNATIVES:

1. Extend the contract with Suburban Concrete for the 2020 Sidewalk Replacement Program Phase I.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract with Suburban Concrete for the Sidewalk Replacement Program Phase I be extended for 2020 in the amount of \$531,881.

BUDGET IMPACT:

Funds in the amount of \$310,000 for the Sidewalk Replacement Program, \$20,000 for the 50/50 Sidewalk Replacement Program, and \$200,000 for areas within the TIF District have been allotted in the 2020 Capital Improvement Budget. Funds of \$16,550 have also been allotted in the Operating Budget for the Spot Curb Replacement Program.

ACTION REQUIRED:

Motion to extend the contract with Suburban Concrete, Incorporated for the Sidewalk Replacement Program Phase I for 2020 in the amount of \$531,881.

ATTACHMENTS:

- Contract Renewal Evaluation

RESULT:	APPROVED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms



Renewal EVALUATION

DATE: January 28, 2020

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

Contract Renewal Evaluation

FOR

2020 Sidewalk Program, Phase I - Renewal

DPW - 2012

SHEET 1 OF 1

COMPUTED BY _____

				Engineer's Estimate		2020 Renewal Prices Suburban Concrete, Inc. 21227 W Commercial Dr. Mundelein, IL 60060 847-837-8827		2019 Prices Suburban	% change from 2019	2019 Average Bid (5 bidders)	2019 Median Bid (5 bidders)	2019 2nd Low Bid Schroeder & Schroeder, Inc. 7306 Central Park Skokie, IL 60076 847-933-0526	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	Percent Change	UNIT PRICE	UNIT PRICE	UNIT PRICE	TOTAL
A	P.C.C. SIDEWALK REMOVAL AND REPLACEMENT, 5"	SQ FT	91,386	\$5.50	\$502,623.00	\$5.45	\$498,053.70	\$5.33	2.25%	\$5.92	\$5.80	\$5.45	\$498,053.70
B	P.C.C. SIDEWALK, 5"	SQ FT	1,530	6.50	9,945.00	6.14	\$9,394.20	6.00	2.33%	6.36	6.25	6.75	10,327.50
C	DETECTABLE WARNINGS - PANELS	SQ FT	288	19.00	5,472.00	18.41	\$5,302.08	18.00	2.28%	21.00	20.00	32.00	9,216.00
D	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	530	21.00	11,130.00	20.46	\$10,843.80	20.00	2.30%	21.40	20.00	20.00	10,600.00
E	P.C.C. DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	25	63.00	1,575.00	61.38	\$1,534.50	60.00	2.30%	56.20	60.00	48.00	1,200.00
F	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	SQ YD	35	63.00	2,205.00	61.38	\$2,148.30	60.00	2.30%	54.00	55.00	45.00	1,575.00
G	PAVEMENT REPLACEMENT	SQ YD	50	63.00	3,150.00	61.38	\$3,069.00	60.00	2.30%	57.20	58.00	58.00	2,900.00
H	SITE RESTORATION	L SUM	1	2,000.00	2,000.00	1,534.50	\$1,534.50	1,500.00	2.30%	7,100.00	4,000.00	8,250.00	8,250.00

Attachment: Contract Renewal Evaluation (2020 Sidewalk Replacement Program Phase I)

Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase II

BACKGROUND:

The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program; the Hazardous Sidewalk Program; and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety and a roadway system which has improved in its average Pavement Condition Index. Applications have been accepted from residents for the 50/50 Sidewalk Program since fall of last year.

2009 began the second cycle of the Hazardous Sidewalk Program and it was anticipated to take eight years to complete. Repairs are “triggered” on a vertical displacement greater than 7/8”, with a worst first approach. The Sidewalk Replacement Program Phase II area for this year is roughly from Quentin Road to Greeley Street and Helen Road north to the railroad tracks, and from Plum Grove Road to Hicks Road and Palatine Road north to Northwest Highway.

KEY ISSUES:

- On Tuesday, March 3, 2020, six bids were received and opened, ranging from a high of \$465,550 to a low of \$268,238.
- The low responsive and responsible bidder was Suburban Concrete, Incorporated, of Mundelein, Illinois, in the amount of \$268,238.
- This contractor performed similar, satisfactory work during last year’s program and Staff is seeking approval to extend the Phase I contract with them as well.

ALTERNATIVES:

1. Award the contract for the 2020 Sidewalk Replacement Program Phase II to Suburban Concrete.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2020 Sidewalk Replacement Program Phase II be awarded to Suburban Concrete in the amount of \$268,238.

BUDGET IMPACT:

Funds in the amount of \$285,048 are available from Community Development Block Grant Program to accommodate this work. The low compliant bid will result in a savings of nearly \$17,000 under the budgeted amount.

ACTION REQUIRED:

Motion to award the contract for the 2020 Sidewalk Replacement Program Phase II to Suburban Concrete, Incorporated in the amount of \$268,238.

ATTACHMENTS:

- Bid Tabulation

RESULT:	APPROVED BY VOICE VOTE BY CONSENT VOTE [UNANIMOUS]
MOVER:	Jim Schwantz, Mayor
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Bidding Summary
2020 Sidewalk Program, Phase II - CDBG
11:00 AM Tuesday, March 3, 2020

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Suburban Concrete, Inc.	\$ 268,238.00	Correct as Read
2	Schroeder & Schroeder, Inc.	\$ 282,122.00	Correct as Read
3	Globe Construction, Inc.	\$ 290,912.40	Correct as Read
4	Lampignano & Son Construction Co.	\$ 292,129.00	Correct as Read
5	Strada Construction Co.	\$ 307,585.00	Correct as Read
6	Triggi Construction, Inc.	\$ 465,550.00	Correct as Read



DATE:	March 3, 2020
TIME:	11:00 AM
PLACE:	Council Chambers

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2020 Sidewalk Program, Phase II - CDBG

DPW - 2017

SHEET 1 OF 2

COMPUTED BY WLP

[illegible]

Attachment: Bid Tabulation (2020 Sidewalk Replacement Program Phase II)

TABULATION OF BIDS

FOR

2020 Sidewalk Program, Phase II - CDBG

DPW - 2017

SHEET 2 OF 2

COMPUTED BY _____

DATE:	March 3, 2020
TIME:	11:00 AM
PLACE:	Council Chambers

[illegible]

Attachment: Bid Tabulation (2020 Sidewalk Replacement Program Phase II)

Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sewer Rehabilitation Program

BACKGROUND:

Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,147 feet of sanitary sewer and 150 feet of storm sewer.

KEY ISSUES:

- On Tuesday, March 3, 2020, three bids were received and opened, ranging from a high of \$186,256 to a low of \$118,811.10.
- The low responsive and responsible bidder was Insituform Technologies USA, LLC of Chesterfield, Missouri in the amount of \$118,811.10.
- This contractor performed similar, satisfactory work during 2013's program.
- The Engineer's estimate was \$204,863. The low bid was over \$86,000 under budget.
- Due to lower than expected pricing, Insituform approached the Village to inquire about lining additional areas. Staff identified approximately 3,240 feet of additional sanitary sewer to include. Therefore, 7,387 feet of sanitary sewer and 150 feet of storm sewer are proposed to be sliplined this year.

ALTERNATIVES:

1. Award the contract for the 2020 Sewer Rehabilitation Program, Cured in Place Piping (CIPP), to Insituform Technologies.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract for the 2020 Sewer Rehabilitation Program (CIPP) be awarded to Insituform Technologies in the amount of \$205,845.

BUDGET IMPACT:

Funding in the amount of \$210,000 is available in the Capital Improvement Program to accommodate this proposed sanitary and storm sewer sliplining.

ACTION REQUIRED:

Motion to award the contract for the 2020 Sewer Rehabilitation Program (CIPP) to Insituform Technologies of Chesterfield, Missouri in the amount of \$205,845.

ATTACHMENTS:

- Bid Tabulation
- Bid Tabulation with Increased Quantities

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER: Doug Myslinski, District 3 Councilman
SECONDER: Tim Millar, District 1 Councilman
AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Bidding Summary
2020 Sewer Rehabilitation Program - CIPP
11:00 AM Tuesday, March 3, 2020

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Insituform Technologies USA, LLC	\$ 118,811.10	Correct as Read
2	Hoerr Construction, Inc.	\$ 158,025.30	Correct as Read
3	Granite Inliner, LLC	\$ 186,256.00	Correct as Read

DATE:	March 3, 2020
TIME:	11:00 AM
PLACE:	Village Council Chambers

TABULATION OF BIDS

FOR

2020 Sewer Rehabilitation - CIPP

SHEET 1 OF
COMPUTED BY WLG

[illegible]

Attachment: Bid Tabulation (2020 Sewer Rehabilitation Program)

BID OPENING

DATE: March 3, 2020

TIME: 11:00 AM

PLACE: Village Council Chambers

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS

TABULATION OF BIDS

FOR

2020 Sewer Rehabilitation - CIPP

DPW - 2001

SHEET 1 OF

COMPUTED BY _____

				Engineer's Estimate		Insituform Technologies USA, LL		Hoerr Construction, Inc.		Granite Inliner			
						17988 Edison Avenue		PO Box 65		5031 W 66th Place			
						Chesterfield, MO 63005		1416 County Road 200 N		Bedford Park, IL 60638			
						636-530-8000		Goodfield, IL 61742		847-777-7527			
								309-691-6653					
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televis	Foot	4,297	6.00	25,782.00	\$4.30	\$18,477.10	\$3.90	\$16,758.30	\$7.00	\$30,079.00		
B	Removal of Protruding Service Taps	Each	10	400.00	4,000.00	251.20	\$2,512.00	400.00	4,000.00	395.00	3,950.00		
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	3,517	37.00	130,129.00	20.00	\$70,340.00	27.50	96,717.50	30.00	105,510.00		
D	Rehabilitation of Sewer Main, 10" Sanitary	Foot	630	41.00	25,830.00	22.50	\$14,175.00	37.70	23,751.00	45.00	28,350.00		
E	Rehabilitation of Sewer Main, 8" Storm	Foot	150	38.00	5,700.00	31.80	\$4,770.00	49.00	7,350.00	50.00	7,500.00		
F	Re-Instatement of Service Laterals	Each	73	125.00	9,125.00	93.40	\$6,818.20	100.00	7,300.00	90.00	6,570.00		
G	Post Rehabilitation Televising and Video Log	Foot	4,297	1.00	4,297.00	0.40	\$1,718.80	0.50	2,148.50	1.00	4,297.00		
Increased quantities for award of Contract													
A	Sewer Main Cleaning, Root Cutting, and Pre-Rehabilitation Televis	Foot	7,537			4.30	\$32,409.10						
B	Removal of Protruding Service Taps	Each	10			251.20	\$2,512.00						
C	Rehabilitation of Sewer Main, 8" Sanitary	Foot	6,757			20.00	\$135,140.00						
D	Rehabilitation of Sewer Main, 10" Sanitary	Foot	630			22.50	\$14,175.00						
E	Rehabilitation of Sewer Main, 8" Storm	Foot	150			31.80	\$4,770.00						
F	Re-Instatement of Service Laterals	Each	148			93.40	\$13,823.20						
G	Post Rehabilitation Televising and Video Log	Foot	7,537			0.40	\$3,014.80						
Award Amount							\$205,844.10						
TOTALS				AS READ	204,863.00		\$118,811.10		\$158,025.30		\$186,256.00		
				AS CORRECTED									
PROPOSAL GUARANTEE						5% BID BOND		5% BID BOND		5% BID BOND		5% BID BOND	
COMMENTS													

Attachment: Bid Tabulation with Increased Quantities (2020 Sewer Rehabilitation Program)

Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Micro-Surfacing Program

BACKGROUND:

The Micro-Surfacing Program is a preventative maintenance activity designed to take relatively new pavement (3-5 years old) and extend its useful life. Pavements rated with a “good” to “very good” condition (PCIs between 75 and 65) and a minimal amount of cracking show significant PCI gain two years after micro-surfacing was applied. Pavements with a mid to low “good” condition (PCIs from 65 to 50) showed little, if any, improvements two years after micro-surfacing. Micro-surfacing can keep the Village’s street pavements in the “very good” to “good” condition for an additional 5 to 8 years before it is necessary to resurface them. Micro-surfacing costs are approximately one-quarter of resurfacing costs.

KEY ISSUES:

- In 2019, the contract was awarded to A.C. Pavement Striping Company of Addison, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the first potential extension.
- Pricing would decrease approximately 2.1% from the 2019 contract price.
- Five street segments have been identified for micro-surfacing this year, including: Deer Avenue (from Winnetka Street to Northwest Highway); Middleton Avenue (from Wood Street to Wilson Street); Mill Valley Road (from Topanga Drive to Rohlwing Road); Wood Street (from Clyde Avenue to Middleton Avenue); and Marsha Drive (from Reseda Parkway to Carpenter Drive).
- Due to favorable pricing on crack filling material, Staff approached A.C. to inquire about consolidating the Village’s annual Crack Sealing Program with this work. Crack sealing is performed prior to application of the micro-surfacing mixture, so this would not be an additional unit price to the contract.
- Thirty-two sections of streets have been identified for crack sealing this year, amounting to approximately 28,500 pounds. The estimated cost for this year’s streets is \$38,760, a decrease of approximately 2.2% compared to prices from last year’s contract with SKC Construction.

ALTERNATIVES:

1. Extend the contract for the 2020 Micro-Surfacing Program, which will include crack sealing and pavement marking, with A.C. Pavement Striping Company.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract with A.C. Pavement Striping Company for the Micro-Surfacing Program, which will include crack sealing and pavement marking, be extended for 2020 in the amount of \$108,084.

BUDGET IMPACT:

Funds in the amount of \$75,000 have been appropriated in the Capital Improvement Budget for the micro-surfacing project, and \$40,300 has been appropriated in the Public Works Operating Budget for crack sealing.

ACTION REQUIRED:

Motion to extend the contract with A.C. Pavement Striping Company of Addison, Illinois for the Micro-Surfacing Program for 2020 in the amount of \$108,084.

ATTACHMENTS:

- 2020 Contract Extension Unit Prices
- 2020 Crack Filling Street List
- 2020 vs. 2019 Price Comparison

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**

MOVER: Tim Millar, District 1 Councilman

SECONDER: Scott Lamerand, District 2 Councilman

AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

**VILLAGE OF PALATINE – DEPARTMENT OF PUBLIC WORKS
2020 MICRO-SURFACING PROGRAM
DPW – 2016
EXHIBIT A - UNIT PRICES**

Submitted by: AC PAVEMENT STRIPING COMPANY
(Contractor)

Signed: [Signature]

Date: 2/11/2020

Item	Description	Quantity	Unit	Unit Price	Extended Price
A	MICRO-SURFACING, SINGLE PASS	16,051	SQ YD	3.45	55,375.95
B	FIBER-MODIFIED ASPHALT CRACK SEALING	13,900	FOOT	0.72	10,008.00
C	CRACK FILLING	28,500	LBS	1.36	38,760.00
D	THERMOPLASTIC PAVEMENT MARKINGS -LINE 4"	84	FOOT	2.50	210.00
E	THERMOPLASTIC PAVEMENT MARKINGS -LINE 6"	56	FOOT	5.00	280.00
F	THERMOPLASTIC PAVEMENT MARKINGS - LINE 24"	150	FOOT	23.00	3,450.00

TOTAL BID PRICE

108,083.95

Unit Prices have been computed in accordance with Paragraph 11.03.B of the General Conditions.

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

EXA - 1

Attachment: 2020 Contract Extension Unit Prices (2020 Micro-Surfacing Program Contract Extension)

2020 Crack Filling Streets STREET LIST

NO.	STREET	FROM	TO
1	STERLING AVENUE	NORTHWEST HWY	COLFAX ST
2	CARPENTER DRIVE	STARK DR	ROHLWING RD
3	CARPENTER DRIVE	ROHLWING RD	CLARK DR
4	CLARK DRIVE	WILLIAMS DR	CARPENTER DR
5	WINSTON DRIVE	PALATINE RD	KENILWORTH AV
6	WOOD STREET	OAK ST	NORTHWEST HWY
7	COLFAX STREET	PLUM GROVE RD	NORTHWEST HWY
8	BROCKWAY STREET	HELEN RD	JOHNSON ST
9	ILLINOIS AVENUE	MALLARD DR	QUENTIN RD
10	WHITE WILLOW BAY	ILLINOIS AV	CUL-DE-SAC NORTH
11	WILLOW WALK DRIVE	ILLINOIS AV	CROOKED WILLOW LN
12	CROOKED WILLOW LANE	WILLOW WALK DR	WHITE WILLOW BAY
13	MALLARD COURT	MALLARD DR	CUL-DE-SAC WEST
14	TERN DRIVE	MALLARD DR	DEAD END WEAST
15	GULL COURT	MALLARD DR	CUL-DE-SAC WEST
16	PEREGRINE COURT	PEREGRINE DR	CUL-DE-SAC WEST
17	WHIPPOORWILL LANE	PEREGRINE DR	PARTRIDGE DR
18	KELLY ANN DRIVE	QUENTIN RD	CUL-DE-SAC WEST
19	CAROLN DRIVE	MIDDLETON AV	CUL-DE-SAC EAST
20	AUSTIN LANE	CHATHAM DR	BRISTOL CT
21	BRISTOL COURT	WHYTECLIFF ROAD	CU-DE-SAC SOUTH
22	HALE STREET	HELEN RD	WASHINGTON ST
23	SHERMAN STREET	BETON ST	OAK ST
24	SUTHERLAND COURT	CARPENTER DR	CUL-DE-SAC SOUTH
25	SPRINGWOOD DRIVE	DELGADO DR	LENOX DR
26	DELGADO DRIVE	HOME AV	SPRINGWOOD DR
27	THORNHILL LANE	HOME AV	LARKSPUR LANE
28	COUNTRY CLUB COURT	PEPPERTREE DR (N)	PEPPERTREE DR (S)
29	PEPPERTREE DR	GARDEN AV	DUNDEE RD
30	GARDEN COURT	GARDEN AV	CUL-DE-SAC SOUTH
31	MAPLE AV	COLFAX ST	ALVA ST
32	ALVA STREET	COOLIDGE AV	MAPLE AV

Attachment: 2020 Crack Filling Street List (2020 Micro-Surfacing Program Contract Extension)

DATE: February 11, 2020

TIME:

PLACE:

FOR

2020 Mirco-Surfacing Program

DPW - 2016

SHEET 1 OF 1

COMPUTED BY _____

[illegible]

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:

The Village typically uses approximately 6,000 tons of rock salt in an “average” winter. In the last nine years, we have experienced highs which required 10,000 tons and lows which required only 3,000 tons. At the end of this winter season, we expect to have approximately 4,000 tons stored in our salt dome.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in April for the 2020/2021 winter season. Staff is comfortable returning to the State’s joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:

- The CMS contract for winter 2019/2020 was a renewal from the previous winter. We were eligible to purchase 6,000 tons of road salt at \$64.11 per ton.
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 4,000 tons for the next winter period. The conditions of the State contract would require they rebid this season and would require we take at least 80% of the contract volume and may elect to purchase up to 120%. This would require the Village to purchase at least 3,200 tons, and would allow a purchase up to 4,800 tons if prices were favorable and winter conditions required.

ALTERNATIVES:

1. Authorize the Village Manager to execute the CMS purchasing requisition to purchase 4,000 tons of road salt for the 2020/2021 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute the purchasing requisition with CMS.

BUDGET IMPACT:

Last year, the cost was \$64.11 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2020 Operating Budget have been expended to fulfill prior commitments. Purchases from the proposed requisition would be made in 2021 as part of the future operating budget.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the Joint Purchasing Requisition with the State of Illinois Department of Central Management Systems to purchase 4,000 tons of road salt for the 2020/2021 winter season.

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER: Jim Schwantz, Mayor
SECONDER: Tim Millar, District 1 Councilman
AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services

BACKGROUND:

Over the years, the Village has identified 41 locations (approximately 51 acres) where regular grass mowing is required. Many of these locations are within residential neighborhoods or along major thoroughfares serving Palatine. The Village worked with the Palatine Park District last year to coordinate a joint-bid for contractual mowing services. The Park District awarded the contract to Gilio Landscape Contractors, of Arlington Heights, Illinois, with renewal options for up to two additional one-year periods. The Village Manager was given the ability to approve reimbursements to the Park District for the Village's areas.

KEY ISSUES:

- Gilio Landscape Contractors has agreed to an extension for the 2020 season with a 1.5% increase in rates.
- The 2019 season was the first year of the contract. This would be the first one-year renewal period.
- In past years, the effort made by Gilio Landscape Contractors was outstanding, in that few, if any, real complaints were received from the public.
- The estimated cost for this program is \$57,834.70 to \$64,031.28.

ALTERNATIVES:

1. Authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2020 mowing season.

BUDGET IMPACT:

Funds in the amount of \$67,500 have been appropriated in the Public Works Operating Budget to accommodate these services.

ACTION REQUIRED:

Motion to authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2020 mowing season.

ATTACHMENTS:

- Palatine Park District Contract Extension Letter

RESULT: **APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER: Doug Myslinski, District 3 Councilman
SECONDER: Tim Millar, District 1 Councilman
AYES: Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms



February 06, 2020
 Gilio Landscape Contractors
 3186 N. Kennicott Ave.
 Arlington Height, IL 60004

Re: Mowing Services

Dear Gerald Gilio:

This letter is to inform you that it is the intention of the Palatine Park District to extend our current contract for 2019 Mowing Services through 2020. This contract extension is in accordance with the conditions set forth as the Renewal Terms in the bid specification for 2019 Mowing Services and will be for the SECOND Term commencing March 1, 2020 and expiring December 31, 2020.

Your proposal under Alternate A: Optional Renewal Terms for the Second Term is:

Item 1 (Parks)	1.5% (One and a half percent)
Item 2 (Schools/Church)	1.5% (One and a half percent)
Item 3 (Trails bi-weekly)	2.5% (Two and a half percent)
Item 4 (Village of Palatine)	1.5% (One and a half percent)

2020 Totals:

Item 1 (Parks)	\$54,320.00 X 1.5% (\$814.80)	= \$55,134.80
Item 2 (Schools/Church)	\$44,800.00 X 1.5% (\$672.00)	= \$45,472.00
Item 3 (Trails bi-weekly)	\$10,360.00 X 2.5% (\$259.00)	= \$10,619.00
Item 4 (Village of Palatine)	<u>\$56,980.00</u> X 1.5% (\$854.70)	= <u>\$57,834.70</u>
	\$166,460.00	\$169,060.50

Your base bid proposal in 2019 totaled \$166,460.00 (after Change Order #1). The total for the Second Term will be \$169,060.50 with a per item cost as indicated in Attachment A.

If you have any questions regarding this contract extension, please contact me at 847-705-5131 or by email at jholder@palatineparks.org.

Sincerely,

Jim Holder
 Superintendent of Parks and Planning

PALATINE PARK DISTRICT CONTRACT EXTENSION TERMS

Commissioners:

Gilio Landscape Contractors proposes to furnish all labor, materials and equipment for the completion of the 2019 Mowing Services Contract extension (Second Term) as indicated below for the extension period to commence March 1, 2020 through December 31, 2020. All items proposed for this contract extension are in accordance with the 2019 Mowing Services specifications issued by the Palatine Park District, 250 East Wood St. Palatine, IL 60067.

I or my representatives have reviewed the specifications and requirements. All costs necessary to complete the work as specified are included in the pricing which follows. It is understood that the terms for this renewal are:

Item 1 (Parks)	1.5% (One and a half percent)
Item 2 (Schools/Church)	1.5% (One and a half percent)
Item 3 (Trails bi-weekly)	2.5% (Two and a half percent)
Item 4 (Village of Palatine)	1.5% (One and a half percent)

2020 BASE BID PROPOSAL	2019 Bid	Alt. A increase	2020 renewal
Item 1 (Parks)	\$54,320.00	X 1.5% (\$814.80)	= \$55,134.80
Item 2 (Schools/Church)	\$44,800.00	X 1.5% (\$672.00)	= \$45,472.00
Item 3 (Trails bi-weekly)	\$20,720.00	X 2.5% (\$518.00)	= \$21,238.00
Item 4 (Village of Palatine)	\$56,980.00	X 1.5% (\$854.70)	= \$57,834.70

Total for Second Term: \$169,060.50

The undersigned acknowledges the terms, conditions and prices as indicated in this Second Term Contract Extension for the 2019 Contract Mowing and the itemized costs as presented in Attachment A.

Name of Firm: Gilio Landscape Contractors

Address: 3186 N. Kennicott Ave. Arlington Heights IL 60004

Phone: 847-541-5353

Name: GERALD J. GILIO

Title: PRESIDENT

Signature: _____

Attachment: Palatine Park District Contract Extension Letter (Palatine Park District Grass Mowing Services Reimbursements)

Attachment A Page 1

Item 1 (Parks)	Cost 2019	1.5%Increase	Cost 2020	X 28 weeks
Ashwood Park	\$85.00	1.50%	\$86.28	\$2,415.70
Cherrywood Park	\$30.00	1.50%	\$30.45	\$852.60
Chestnut Park	\$45.00	1.50%	\$45.68	\$1,278.90
Chickadee	\$30.00	1.50%	\$30.45	\$852.60
Cottonwood Park	\$40.00	1.50%	\$40.60	\$1,136.80
Dutch Schultz Park	\$145.00	1.50%	\$147.18	\$4,120.90
Eagle Park	\$75.00	1.50%	\$76.13	\$2,131.50
Finch Park	\$75.00	1.50%	\$76.13	\$2,131.50
Hawthorne Park	\$40.00	1.50%	\$40.60	\$1,136.80
Heron	\$40.00	1.50%	\$40.60	\$1,136.80
Hummingbird Park	\$90.00	1.50%	\$91.35	\$2,557.80
Juniper Park	\$100.00	1.50%	\$101.50	\$2,842.00
Locust Park	\$40.00	1.50%	\$40.60	\$1,136.80
Mallard	\$40.00	1.50%	\$40.60	\$1,136.80
Margreth Riemer Res	\$200.00	1.50%	\$203.00	\$5,684.00
Meadowlark Park	\$150.00	1.50%	\$152.25	\$4,263.00
Mulberry Park	\$30.00	1.50%	\$30.45	\$852.60
Osage Park	\$125.00	1.50%	\$126.88	\$3,552.50
Palatine Stables	\$90.00	1.50%	\$91.35	\$2,557.80
Partridge Park	\$55.00	1.50%	\$55.83	\$1,563.10
Peregrine Park	\$40.00	1.50%	\$40.60	\$1,136.80
Plum Grove Res	\$135.00	1.50%	\$137.03	\$3,836.70
Robin Park	\$30.00	1.50%	\$30.45	\$852.60
Sparrow Park	\$30.00	1.50%	\$30.45	\$852.60
The Grove	\$30.00	1.50%	\$30.45	\$852.60
Wally Degner Park	\$30.00	1.50%	\$30.45	\$852.60
Whippoorwill Park	\$30.00	1.50%	\$30.45	\$852.60
Willowwood Park	\$60.00	1.50%	\$60.90	\$1,705.20
Cedar Park	\$30.00	1.50%	\$30.45	\$852.60
28 Week Season Total			\$1,969.10	\$55,134.80

Attachment: Palatine Park District Contract Extension Letter (Palatine Park District Grass Mowing Services Reimbursements)

Attachment A Page 2

Item 2 (Schools/Church)	Cost 2019	1.5% Increase	Cost 2020	X 28 weeks
2019 Church and School Mowing Site	<i>Cost Per Mowing</i>			
Gray Sanborn School	\$65.00	1.50%	\$65.98	\$1,847.30
**Holy Family (NO MOW 2020 Change Order #2)	\$45.00	1.50%	\$45.68	\$1,278.90
**St. Theresa (NO MOW 2020 Change Order #3)	\$100.00	1.50%	\$101.50	\$2,842.00
Hunting Ridge School	\$125.00	1.50%	\$126.88	\$3,552.50
Jane Adams School	\$100.00	1.50%	\$101.50	\$2,842.00
Lake Louise School	\$100.00	1.50%	\$101.50	\$2,842.00
Lincoln School	\$100.00	1.50%	\$101.50	\$2,842.00
Marion Jordan School	\$100.00	1.50%	\$101.50	\$2,842.00
Pleasant Hill School	\$130.00	1.50%	\$131.95	\$3,694.60
Plum Grove Jr High	\$125.00	1.50%	\$126.88	\$3,552.50
Stuart Paddock School	\$130.00	1.50%	\$131.95	\$3,694.60
Virginia Lake School	\$100.00	1.50%	\$101.50	\$2,842.00
Walter Sundling Jr. High	\$125.00	1.50%	\$126.88	\$3,552.50
Winston Campus	\$255.00	1.50%	\$258.83	\$7,247.10
28 Week Season Total	\$1,600.00		\$1,624.00	\$45,472.00

Item 3 (Trails)	Cost 2019	2.5% Increase	Cost 2020	X 14 weeks
2019 Trail Mowing Site	<i>Cost Per Mowing</i>			
Trail Dundee ave	\$30.00	2.50%	\$30.75	\$430.50
Trail ComEd Sanborn	\$30.00	2.50%	\$30.75	\$430.50
Trail ComEd Williams	\$65.00	2.50%	\$66.63	\$932.75
Trail ComEd Clark	\$65.00	2.50%	\$66.63	\$932.75
Trail ComEd Glenn	\$65.00	2.50%	\$66.63	\$932.75
Trail ComEd Rohlwing	\$30.00	2.50%	\$30.75	\$430.50
Trail ComEd Stark	\$70.00	2.50%	\$71.75	\$1,004.50
Trail ComEd Hicks	\$105.00	2.50%	\$107.63	\$1,506.75
Trail ComEd Carpenter	\$70.00	2.50%	\$71.75	\$1,004.50
Trail ComEd Hawk	\$100.00	2.50%	\$102.50	\$1,435.00
Trail ComEd Smith	\$50.00	2.50%	\$51.25	\$717.50
Trail Euclid Road	\$30.00	2.50%	\$30.75	\$430.50
Trail Algonquin Road	\$30.00	2.50%	\$30.75	\$430.50
Total Trails monthly			\$758.50	\$10,619.00

Attachment: Palatine Park District Contract Extension Letter (Palatine Park District Grass Mowing Services Reimbursements)

Item 4 (Village of Palatine)	Cost 2019	1.5% Increase	Cost 2020	X 28 weeks
Well 5 (a)	\$40.00	1.50%	\$40.60	\$1,136.80
Well 7 (b)	\$25.00	1.50%	\$25.38	\$710.50
Well 9 (c)	\$25.00	1.50%	\$25.38	\$710.50
Well 10 Renaissance (d)	\$25.00	1.50%	\$25.38	\$710.50
Well 15 Long Grove (e)	\$25.00	1.50%	\$25.38	\$710.50
South Supply Pump Station (f)	\$25.00	1.50%	\$25.38	\$710.50
Countryside Water Storage Tank (g)	\$40.00	1.50%	\$40.60	\$1,136.80
West Side of West-Northwest Highway (h)	\$60.00	1.50%	\$60.90	\$1,705.20
East Side of West-Northwest Highway (i)	\$25.00	1.50%	\$25.38	\$710.50
Northwest Highway East of Rt. 53 (j)	\$25.00	1.50%	\$25.38	\$710.50
Barrington Woods Well Site (k)	\$25.00	1.50%	\$25.38	\$710.50
Deer Park Well House (l)	\$25.00	1.50%	\$25.38	\$710.50
Hicks & Dundee Pump Station (m)	\$25.00	1.50%	\$25.38	\$710.50
North Supply Pump Station (n)	\$25.00	1.50%	\$25.38	\$710.50
South Side of W Colfax St (o)	\$25.00	1.50%	\$25.38	\$710.50
Heron Drive Storage Tank (p)	\$60.00	1.50%	\$60.90	\$1,705.20
Cunningham Well Site (q)	\$25.00	1.50%	\$25.38	\$710.50
Winston Elevated Water Tank (r)	\$25.00	1.50%	\$25.38	\$710.50
North Hicks ROW (s)	\$60.00	1.50%	\$60.90	\$1,705.20
Northwest Highway ROW (t)	\$40.00	1.50%	\$40.60	\$1,136.80
South Hicks Rd Detention Area (u)	\$25.00	1.50%	\$25.38	\$710.50
Baldwin Rd Parkway & Island (v)	\$60.00	1.50%	\$60.90	\$1,705.20
North Side of East Northwest Highway (w)	\$25.00	1.50%	\$25.38	\$710.50
1196 W Colfax St (x)	\$25.00	1.50%	\$25.38	\$710.50
West Colfax St Dead End (y)	\$25.00	1.50%	\$25.38	\$710.50
West Colfax St ROW (z)	\$25.00	1.50%	\$25.38	\$710.50
East Robertson Ave ROW (aa)	\$25.00	1.50%	\$25.38	\$710.50
East Side of South Roselle rd (bb)	\$170.00	1.50%	\$172.55	\$4,831.40
West Exner Court Pond Parkway (cc)	\$25.00	1.50%	\$25.38	\$710.50
South Quentin Rd Parkway (dd)	\$40.00	1.50%	\$40.60	\$1,136.80
Peregrine Lake Estates (ee)	\$40.00	1.50%	\$40.60	\$1,136.80
South Side of W Illinois Ave (ff)	\$75.00	1.50%	\$76.13	\$2,131.50
West Helen Rd ROW (gg)	\$25.00	1.50%	\$25.38	\$710.50
Gardenia ROW and Detention (hh)	\$70.00	1.50%	\$71.05	\$1,989.40
North Old Hicks Rd ROW (ii)	\$100.00	1.50%	\$101.50	\$2,842.00
North Old Hicks Rd ROW (jj)	\$25.00	1.50%	\$25.38	\$710.50
Fire Station 81 (kk)	\$25.00	1.50%	\$25.38	\$710.50
Fire Station 82 (ll)	\$25.00	1.50%	\$25.38	\$710.50
Fire Station 83 (mm)	\$25.00	1.50%	\$25.38	\$710.50
Fire Station 84 (nn)	\$25.00	1.50%	\$25.38	\$710.50
West Dorset Ave Detention (oo)	\$25.00	1.50%	\$25.38	\$710.50

Item 4 (Village of Palatine)				
West Dorset Ave Detention (oo)	\$25.00	1.50%	\$25.38	\$710.50
North Middleton Detention (pp)	\$25.00	1.50%	\$25.38	\$710.50
West Algonquin rd Island Medians (qq)	\$25.00	1.50%	\$25.38	\$710.50
Forest & Wilson Detention (rr)	\$25.00	1.50%	\$25.38	\$710.50
121 N Rose St (ss)	\$25.00	1.50%	\$25.38	\$710.50
N Wilke Rd ROW (tt)	\$25.00	1.50%	\$25.38	\$710.50
Glade & Imperial Lot (uu)	\$25.00	1.50%	\$25.38	\$710.50
West Evergreen Court Detention (vv)	\$40.00	1.50%	\$40.60	\$1,136.80
Volunteer Plaza (ww)	\$40.00	1.50%	\$40.60	\$1,136.80
Rock Pile (xx)	\$25.00	1.50%	\$25.38	\$710.50
4 Center Islands (yy)	\$25.00	1.50%	\$25.38	\$710.50
North Williams Dr & East Palatine Road (zz)	\$25.00	1.50%	\$25.38	\$710.50
Winston Drive & East Palatine Road (aaa)	\$25.00	1.50%	\$25.38	\$710.50
East Palatine Rd Center Island (bbb)	\$25.00	1.50%	\$25.38	\$710.50
560 South Hale St Pump Station (ccc)	\$25.00	1.50%	\$25.38	\$710.50
Clu Building (ddd)	\$25.00	1.50%	\$25.38	\$710.50
Palatine & Plum Grove Roads (eee)	\$25.00	1.50%	\$25.38	\$710.50
South Benton St Lots (fff)	\$25.00	1.50%	\$25.38	\$710.50
South Benton St Lots & Parkway (ggg)	\$25.00	1.50%	\$25.38	\$710.50
28 Week Season Total			\$2,065.53	\$57,834.70

Attachment: Palatine Park District Contract Extension Letter (Palatine Park District Grass Mowing Services Reimbursements)

Consider a Motion to Approve 2020 Warrant #6

8.1

Village of Palatine Warrant approval

Village Clerk

Mayor

Warrant # 6 having been approved by the Village Council on 03/16/2020 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	247,659.25	14,129.17	-	-	261,788.42
Federal Equitable Sharing Fund	221	16,285.00	-	-	-	16,285.00
Downtown TIF Fund	233	35,043.00	-	-	-	35,043.00
Rand Corridor TIF Fund	234	1,650.00	-	-	-	1,650.00
Rand/Lake Cook TIF Fund	235	171,330.00	-	-	-	171,330.00
Capital Equipment Fund	401	302,186.40	1,345.80	-	-	303,532.20
Capital Improvements Fund	402	89,526.38	-	-	-	89,526.38
Water Fund	605	219,858.16	1,007.64	-	-	220,865.80
Sewer Fund	610	20,611.45	514.92	-	-	21,126.37
Refuse Fund	615	87,262.10	245,862.20	-	745.97	333,870.27
Parking Fund	620	57,588.40	737.50	-	-	58,325.90
Health Insurance Fund	701	378,517.86	-	-	-	378,517.86
Liability Insurance Fund	702	3,447.74	-	-	-	3,447.74
Fleet Services Fund	710	32,366.80	534.65	-	-	32,901.45
Total Report		1,663,332.54	264,131.88	-	745.97	1,928,210.39

ATTACHMENTS:

- Warrant #6

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms



Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4040 - 1st Ayd Corporation									
PSI337415	Parts - STOCK	Open		02/03/2020	03/04/2020	03/04/2020			550.
PSI337678	Parts - PT-999	Open		02/03/2020	03/04/2020	03/04/2020			140.
Vendor 4040 - 1st Ayd Corporation Totals							Invoices	2	\$690.
Vendor 2385 - A & A Body Shop, Inc.									
3425	Vehicle Repairs & Maintenance - T-443	Open		02/18/2020	03/19/2020	03/04/2020			2,055.
Vendor 2385 - A & A Body Shop, Inc. Totals							Invoices	1	\$2,055.
Vendor 1553 - Acme Truck & Brake Supply									
01_92014	Parts - T-356	Open		02/03/2020	03/11/2020	03/05/2020			683.
01_93247	Credit Memo	Open		02/10/2020	03/11/2020	03/05/2020			(57.6
01_93307	Credit Memo	Open		02/10/2020	03/11/2020	03/05/2020			(289.6
Vendor 1553 - Acme Truck & Brake Supply Totals							Invoices	3	\$335.
Vendor 4516 - Advance Auto Parts									
4051003848804	Parts - PT-403	Open		02/07/2020	03/08/2020	03/04/2020			15.
4051004148886	Parts - PT-205	Open		02/10/2020	03/11/2020	03/04/2020			634.
4051004348923	Parts - C-329	Open		02/12/2020	03/13/2020	03/05/2020			17.
4051004348924	Parts - STOCK	Open		02/12/2020	03/13/2020	03/05/2020			55.
4051004548980	Parts - STOCK	Open		02/14/2020	03/15/2020	03/04/2020			40.
4051004548981	Parts - STOCK	Open		02/14/2020	03/15/2020	03/04/2020			8.
4051004949085	Parts - STOCK	Open		02/18/2020	03/19/2020	03/04/2020			31.
4051005120141	Parts - T-413	Open		02/20/2020	03/21/2020	03/05/2020			3.
4051005149219	Parts - STOCK	Open		02/20/2020	03/21/2020	03/04/2020			95.
4051005149238	Parts - PT-243	Open		02/20/2020	03/21/2020	03/05/2020			101.
4051005249311	Parts - PT-406	Open		02/21/2020	03/22/2020	03/05/2020			37.
4051005649420	Parts - PT-406	Open		02/25/2020	03/26/2020	03/05/2020			134.
4051005649425	Parts - M-999	Open		02/25/2020	03/26/2020	03/05/2020			3.
4051005649433	Parts - PT-208	Open		02/25/2020	03/26/2020	03/05/2020			89.
4051005749484	Parts - PT-406	Open		02/26/2020	03/27/2020	03/05/2020			51.
Vendor 4516 - Advance Auto Parts Totals							Invoices	15	\$1,320.
Vendor 4746 - Advanced Tree Care									
5508	2019-2020 Parkway Tree Trimming Program	Open		02/25/2020	03/26/2020	03/05/2020			14,607.
Vendor 4746 - Advanced Tree Care Totals							Invoices	1	\$14,607.
Vendor 1437 - Ahlgrim Family Funeral Services									
2020-00000197	Body Transport to Medical Examiners Office (Rpt # 20-02519)	Open		02/25/2020	03/25/2020	03/06/2020			275.

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)



Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2020-00000198	Body Transport to Medical Examiners Office (Rpt # 20-02587)	Open		02/26/2020	03/26/2020	03/06/2020			275.
Vendor 1437 - Ahlgrim Family Funeral Services Totals									Invoices 2 \$550.
Vendor 1759 - Air One Equipment, Inc.									
153534	Hanging Patches	Open		02/19/2020	03/18/2020	02/20/2020			104.
153534-r	New Engine Hose Inflation Kit	Open		02/19/2020	03/18/2020	03/03/2020			548.
153588	New Engine Task Force Tips	Open		02/20/2020	03/19/2020	03/03/2020			1,350.
153655	Clothing	Open		02/21/2020	03/20/2020	02/27/2020			335.
Vendor 1759 - Air One Equipment, Inc. Totals									Invoices 4 \$2,337.
Vendor 2213 - Al Piemontes Arlington Hts Ford									
886448	Parts - T-402	Open		01/09/2020	03/25/2020	03/06/2020			52.
889323	Parts - T-415	Open		02/13/2020	03/14/2020	03/04/2020			22.
889334	Parts - T-415	Open		02/13/2020	03/25/2020	03/06/2020			133.
889652	Parts - T-415	Open		02/18/2020	04/05/2020	03/06/2020			44.
890097	Credit Memo	Open		02/24/2020	03/25/2020	03/06/2020			(52.8
890099	Credit Memo	Open		02/24/2020	03/25/2020	03/06/2020			(80.0
890101	Parts - T-444	Open		02/24/2020	04/05/2020	03/06/2020			243.
891106	Credit Memo	Open		03/06/2020	04/05/2020	03/06/2020			(243.4
Vendor 2213 - Al Piemontes Arlington Hts Ford Totals									Invoices 8 \$119.
Vendor 2611 - Al Warren Oil Co									
W1293091	Motor Fuel	Open		02/26/2020	03/27/2020	03/04/2020			14,946.
Vendor 2611 - Al Warren Oil Co Totals									Invoices 1 \$14,946.
Vendor 2271 - Anderson Lock									
7084407	Parking Deck Elevator Lobby Door Replacement-NorthTower Lvl1,2,3	Open		12/03/2019	03/05/2020	03/05/2020			18,329.
7084825	Parking Deck Elevator Lobby Door Replacement-Tower 3 Lvl 1, 2, 4	Open		01/06/2020	03/05/2020	03/05/2020			18,329.
Vendor 2271 - Anderson Lock Totals									Invoices 2 \$36,659.
Vendor 3669 - Aquafix, Inc									
30565	Sewer Grease Treatment	Open		03/02/2020	04/01/2020	03/06/2020			472.
Vendor 3669 - Aquafix, Inc Totals									Invoices 1 \$472.
Vendor 1443 - Arlington Power Equipment									
17820	Air Filter	Open		02/21/2020	03/22/2020	03/09/2020			44.
18055	Saw	Open		02/25/2020	03/26/2020	03/09/2020			895.
17990	Parts - PT-109	Open		02/25/2020	03/26/2020	03/06/2020			686.
18181	Parts - PT-406	Open		02/26/2020	03/27/2020	03/06/2020			105.
Vendor 1443 - Arlington Power Equipment Totals									Invoices 4 \$1,731.

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2322 - Arrow Road Construction Company									
22507	UPM Cold Patch	Open		03/04/2020	04/03/2020	03/04/2020			1,695.
Vendor 2322 - Arrow Road Construction Company Totals									Invoices 1 \$1,695.
Vendor 4455 - AutoZone Stores LLC									
2567005631	Parts - PT-234	Open		03/03/2020	04/02/2020	03/06/2020			237.
Vendor 4455 - AutoZone Stores LLC Totals									Invoices 1 \$237.
Vendor 3520 - Axon Enterprise, Inc.									
SI-1642166	Taser Supplies - Power Magazines, Live & Training Cartridges	Open		02/20/2020	03/20/2020	03/06/2020			2,856.
Vendor 3520 - Axon Enterprise, Inc. Totals									Invoices 1 \$2,856.
Vendor 3133 - Matthew J Banach									
PWTRMB032320	Per Diem Travel Advance - WaterCon 20020	Open		02/11/2020	03/12/2020	03/09/2020			97.
Vendor 3133 - Matthew J Banach Totals									Invoices 1 \$97.
Vendor 3900 - Batteries Plus LLC									
P24600895	Batteries	Open		02/26/2020	03/25/2020	02/27/2020			103.
P24866842	Batteries	Open		03/05/2020	04/04/2020	03/10/2020			149.
Vendor 3900 - Batteries Plus LLC Totals									Invoices 2 \$253.
Vendor 1294 - Berland's House of Tools									
90114	14" Concrete Blade	Open		02/24/2020	03/25/2020	02/18/2020			109.
Vendor 1294 - Berland's House of Tools Totals									Invoices 1 \$109.
Vendor 1101 - Beverly Materials LLC									
248718	Wash Stone-WMB Restoration Repair	Open		02/29/2020	03/30/2020	03/06/2020			1,868.
Vendor 1101 - Beverly Materials LLC Totals									Invoices 1 \$1,868.
Vendor 1660 - Blue Cross Blue Shield Of Illinois									
96560010009 0120	Jan Runoff	Open		01/31/2020	02/25/2020	03/02/2020			326,715.
96560010009 0220	Feb Runoff	Open		02/28/2020	03/24/2020	03/06/2020			51,802.
Vendor 1660 - Blue Cross Blue Shield Of Illinois Totals									Invoices 2 \$378,517.
Vendor 1722 - Bollinger Lach & Associates Inc									
20081-12	Palatine Road Resurfacing Phase I Engineering Services	Open		01/31/2020	03/01/2020	03/05/2020			44,393.
20082-6	Brockway Street Improvements Project Design Engineering	Open		01/31/2020	03/01/2020	03/05/2020			2,988.
20083-1	Brockway Improvements & Wood/Greeley Rehab Phase 2 Engineering	Open		01/31/2020	03/01/2020	03/05/2020			20,335.

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amol
20093-9	Smith Street Resurfacing Phase III Construction Engineering	Open		01/31/2020	03/01/2020	03/05/2020			8,133.
20148-1	Rohlwing Road Resurfacing Phase II Engineering Services	Open		02/29/2020	03/30/2020	03/05/2020			30,820.
20149-2	Brockway Improvements & Wood/Greeley Rehab Phase 2 Engineering	Open		02/29/2020	03/30/2020	03/05/2020			11,720.
Vendor 1722 - Bollinger Lach & Associates Inc		Totals		Invoices		6		\$118,389.	
Vendor 1235 - Bonnell Industries Inc									
0191965-IN	Parts - T-469	Open		02/14/2020	03/15/2020	03/06/2020			25.
Vendor 1235 - Bonnell Industries Inc		Totals		Invoices		1		\$25.	
Vendor 1492 - Bound Tree Medical LLC									
83502282	Isolation Gowns	Open		02/10/2020	03/09/2020	02/27/2020			16.
83505560	Stethoscope	Open		02/12/2020	03/11/2020	02/27/2020			63.
83508429	Isolation Gowns	Open		02/14/2020	03/13/2020	02/27/2020			50.
83516032	Sam Splints	Open		02/21/2020	03/20/2020	02/27/2020			51.
83519265	Isolation Gowns	Open		02/25/2020	03/24/2020	02/27/2020			50.
83520825	Medical Equipment	Open		02/26/2020	03/25/2020	02/27/2020			256.
Vendor 1492 - Bound Tree Medical LLC		Totals		Invoices		6		\$489.	
Vendor 3628 - Steven A Bratcher									
2020-00000199	CD/DVD Burner (Amazon)	Open		03/04/2020	03/16/2020	03/06/2020			395.
Vendor 3628 - Steven A Bratcher		Totals		Invoices		1		\$395.	
Vendor 1857 - Brian Edward Landscaping Inc									
23953	2020 Snow and Ice Control-Parking Deck and Train Station	Open		02/14/2020	03/15/2020	03/04/2020			1,430.
23954	2020 Snow and Ice Control-Downtown Palatine	Open		02/14/2020	03/15/2020	03/04/2020			5,268.
23955	2020 Snow and Ice Control-Police HQ	Open		02/14/2020	03/15/2020	03/04/2020			220.
23956	2020 Snow and Ice Control-Arterial Sidewalks	Open		02/14/2020	03/15/2020	03/04/2020			1,200.
23962	2020 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		02/26/2020	03/27/2020	03/04/2020			160.
23963	2020 Snow and Ice Control-Parking Deck and Train Station	Open		02/26/2020	03/27/2020	03/04/2020			790.
23964	2020 Snow and Ice Control-Downtown Palatine	Open		02/26/2020	03/27/2020	03/04/2020			2,095.
23965	2020 Snow and Ice Control-Police HQ	Open		02/26/2020	03/27/2020	03/04/2020			122.
Vendor 1857 - Brian Edward Landscaping Inc		Totals		Invoices		8		\$11,288.	
Vendor 2750 - Brook Electrical Distribution Co									

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
S009229722.001	Light Fixtures	Open		02/27/2020	03/28/2020	03/04/2020			3,630.
Vendor 2750 - Brook Electrical Distribution Co Totals									Invoices 1 3,630.
Vendor 2774 - Cargill Inc-Salt Division									
2905276236	2020 Rock Salt	Open		02/19/2020	03/20/2020	02/19/2020			9,976.
2905279184	2020 Rock Salt	Open		02/20/2020	03/21/2020	02/19/2020			63,099.
2905281466	2020 Rock Salt	Open		02/21/2020	03/22/2020	03/02/2020			21,540.
2905285680	2020 Rock Salt	Open		02/24/2020	03/25/2020	02/19/2020			1,703.
Vendor 2774 - Cargill Inc-Salt Division Totals									Invoices 4 96,320.
Vendor 4801 - Carterson Public Safety Group Inc									
2659	Intro to Tactical Thermal Imaging	Open		02/19/2020	03/18/2020	03/03/2020			125.
2661	Fireground Size-Up	Open		02/19/2020	03/18/2020	03/03/2020			700.
Vendor 4801 - Carterson Public Safety Group Inc Totals									Invoices 2 825.
Vendor 2650 - Case Lots									
2785	Custodial Supplies-100	Open		02/26/2020	03/27/2020	03/04/2020			749.
2786	Custodial Supplies-605	Open		02/28/2020	03/29/2020	03/04/2020			418.
Vendor 2650 - Case Lots Totals									Invoices 2 1,168.
Vendor 1319 - Casey Equipment Company									
26527	LeeBoy Model 8520 Asphalt Paver - E-220	Open		03/03/2020	03/13/2020	03/05/2020			181,705.
Vendor 1319 - Casey Equipment Company Totals									Invoices 1 181,705.
Vendor 4968 - Cellebrite Inc									
INVUS213991	Forensic Cell Phone Data Retrieval Software	Open		02/24/2020	03/24/2020	03/06/2020			15,890.
Vendor 4968 - Cellebrite Inc Totals									Invoices 1 15,890.
Vendor 2555 - Chicago Parts & Sound									
1-0130447	Parts - STOCK	Open		02/13/2020	03/14/2020	03/06/2020			122.
35-0003606	Parts - STOCK	Open		02/14/2020	03/15/2020	03/06/2020			119.
1-0130987	Parts - T-375	Open		02/18/2020	03/19/2020	03/06/2020			31.
1-0131060	Parts - T-375	Open		02/18/2020	03/19/2020	03/06/2020			303.
1-0131336	Parts - T-432	Open		02/19/2020	03/21/2020	03/06/2020			225.
1-0131418	Parts - T-432	Open		02/20/2020	03/21/2020	03/06/2020			87.
1-0131532	Parts - T-362	Open		02/20/2020	03/22/2020	03/06/2020			95.
1CR0021982	Credit Memo	Open		02/20/2020	03/21/2020	03/06/2020			(157.3
1CR0022030	Credit Memo	Open		02/21/2020	03/22/2020	03/06/2020			(16.0
1-0131843	Parts - T-442	Open		02/24/2020	03/25/2020	03/06/2020			81.
1-0131895	Parts - T-435	Open		02/24/2020	03/25/2020	03/06/2020			125.
Vendor 2555 - Chicago Parts & Sound Totals									Invoices 11 1,019.

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3540 - Joseph A Christians									
2020-00000200	Materials for K9 Training/Certification Narcotics Sniff Tubes	Open		02/25/2020	03/16/2020	03/06/2020			124.
Vendor 3540 - Joseph A Christians Totals									Invoices 1 124.
Vendor 3050 - Cintas #22									
4043340015	Uniform Cleaning	Open		02/21/2020	03/22/2020	02/13/2020			132.
4043983535	Uniform Cleaning	Open		02/28/2020	03/29/2020	03/04/2020			134.
4044641338	Uniform Cleaning	Open		03/06/2020	04/05/2020	03/04/2020			134.
Vendor 3050 - Cintas #22 Totals									Invoices 3 400.
Vendor 2707 - Ciorba Group Inc									
0024736	Salt Creek Streambank Stabilization Design Engineering Services	Open		02/12/2020	03/13/2020	03/02/2020			15,641.
Vendor 2707 - Ciorba Group Inc Totals									Invoices 1 15,641.
Vendor 1488 - CNS Tire Supply									
24842	Parts - E-203	Open		02/11/2020	03/12/2020	03/09/2020			81.
24848	Repairs & Maintenance - T-439	Open		02/14/2020	03/15/2020	03/09/2020			45.
24851	Repairs & Maintenance - T-375	Open		02/18/2020	03/19/2020	03/09/2020			320.
24853	Parts - T-449	Open		02/19/2020	03/20/2020	03/09/2020			300.
24856	Parts - PT-420	Open		02/21/2020	03/22/2020	03/09/2020			150.
24858	Repairs & Maintenance - T-435	Open		02/24/2020	03/25/2020	03/09/2020			257.
24860	Parts - PT-406	Open		02/25/2020	03/26/2020	03/09/2020			182.
24877	Parts - PT-406	Open		03/04/2020	04/03/2020	03/09/2020			370.
Vendor 1488 - CNS Tire Supply Totals									Invoices 8 1,706.
Vendor 2383 - Colfax Welding & Fabricating									
61835	Oxygen Refill	Open		02/24/2020	03/25/2020	03/04/2020			116.
Vendor 2383 - Colfax Welding & Fabricating Totals									Invoices 1 116.
Vendor 2980 - Commonwealth Edison									
8648014008-1/20	Electricity-135 W. Michigan Ave Heat Meter	Open		01/21/2020	03/23/2020	02/03/2020			413.
Vendor 2980 - Commonwealth Edison Totals									Invoices 1 413.
Vendor 3810 - Conrad Polygraph Inc									
3853	2020 Conrad Polygraph, Inc. (Police - M.Chlosta, L.Hanselmann)	Open		03/01/2020	03/17/2020	03/03/2020			320.
Vendor 3810 - Conrad Polygraph Inc Totals									Invoices 1 320.
Vendor 2981 - Continental Weather Service									

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
192944	Monthly Weather Forecasting - March 2020	Open		03/01/2020	03/31/2020	03/04/2020			150.
Vendor 2981 - Continental Weather Service				Totals		Invoices	1		\$150.
Vendor 2142 - Conway Shield									
0453572-IN	Passport Shields	Open		02/21/2020	03/20/2020	03/03/2020			346.
Vendor 2142 - Conway Shield				Totals		Invoices	1		\$346.
Vendor 2766 - Cook County Recorder Of Deeds									
CCRD03022020	Replenish Internet Account	Open		03/02/2020	03/02/2020	03/02/2020			500.
Vendor 2766 - Cook County Recorder Of Deeds				Totals		Invoices	1		\$500.
Vendor 2773 - Core & Main LP									
L940296	Meters-Omni 3"	Open		02/20/2020	03/21/2020	02/19/2020			5,319.
M013288	Omni 3" Meter	Open		03/05/2020	04/04/2020	03/06/2020			1,710.
Vendor 2773 - Core & Main LP				Totals		Invoices	2		\$7,029.
Vendor 2584 - Currie Motors Inc									
E7496	(4) 2020 Ford Utility Police Interceptor Hybrids - T-478	Open		03/04/2020	04/03/2020	03/11/2020			35,759.
Vendor 2584 - Currie Motors Inc				Totals		Invoices	1		\$35,759.
Vendor 1728 - Doland Engineering, LLC									
20-9097	Lynda Drive Culvert Replacement Design Engineering DPW-2004	Open		01/31/2020	03/01/2020	03/02/2020			9,050.
20-9133	Lynda Drive Culvert Replacement USACE Permit Submittal DPW-2004	Open		02/28/2020	03/29/2020	03/02/2020			4,500.
Vendor 1728 - Doland Engineering, LLC				Totals		Invoices	2		\$13,550.
Vendor 2786 - EJ Equipment Inc									
P02520	Parts - T-454	Open		03/02/2020	04/01/2020	03/09/2020			6.
Vendor 2786 - EJ Equipment Inc				Totals		Invoices	1		\$6.
Vendor 3699 - Etchingham Law									
February 2020	Village Prosecutor Legal	Open		03/02/2020	03/18/2020	03/05/2020			3,450.
Vendor 3699 - Etchingham Law				Totals		Invoices	1		\$3,450.
Vendor 2438 - Federal Express									
6-939-56955	Shipping Charges	Open		02/26/2020	03/27/2020	03/04/2020			36.
Vendor 2438 - Federal Express				Totals		Invoices	1		\$36.
Vendor 1627 - Fluorecycle Inc									
44557	Light Bulb Recycling	Open		02/19/2020	03/20/2020	03/04/2020			1,320.
Vendor 1627 - Fluorecycle Inc				Totals		Invoices	1		\$1,320.

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2195 - FMP									
50-2704773	Credit Memo	Open		01/30/2020	03/21/2020	03/09/2020			(80.00)
162-042493	Parts - STOCK	Open		02/20/2020	03/21/2020	03/09/2020			139.00
162-042498	Parts - STOCK	Open		02/20/2020	03/21/2020	03/09/2020			165.00
162-042780	Credit Memo	Open		02/24/2020	03/25/2020	03/09/2020			(7.10)
162-042781	Parts - STOCK	Open		02/24/2020	03/25/2020	03/09/2020			139.00
50-2738641	Parts - STOCK	Open		02/24/2020	03/25/2020	03/09/2020			50.00
Vendor 2195 - FMP Totals							Invoices	6	\$407.00
Vendor 3081 - FullLife Safety Center									
51886	Rain Pants, Jacket and Bibs	Open		03/02/2020	04/01/2020	03/06/2020			368.00
51890	Tools - STOCK	Open		03/02/2020	04/01/2020	03/09/2020			138.00
51947	Tools - STOCK	Open		03/02/2020	04/01/2020	03/09/2020			15.00
Vendor 3081 - FullLife Safety Center Totals							Invoices	3	\$521.00
Vendor 3400 - Gewalt Hamilton Associates Inc									
4510.005 - 3	2020 Grissom and Cooper Water Main Replacement Design DPW-2021	Open		02/17/2020	03/18/2020	03/02/2020			4,929.00
Vendor 3400 - Gewalt Hamilton Associates Inc Totals							Invoices	1	\$4,929.00
Vendor 1233 - Golf Rose Boarding Kennel									
2020-00000203	Monthly Stray Fees (February)	Open		03/02/2020	04/01/2020	03/06/2020			1,336.00
Vendor 1233 - Golf Rose Boarding Kennel Totals							Invoices	1	\$1,336.00
Vendor 2060 - Gov Deals									
269-022020	Auction Fees	Open		02/29/2020	03/30/2020	03/10/2020			25.00
Vendor 2060 - Gov Deals Totals							Invoices	1	\$25.00
Vendor 2281 - Grainger									
9462225609	V-Belt	Open		03/03/2020	04/02/2020	03/04/2020			20.00
9436622576	Parts - STOCK	Open		02/07/2020	03/08/2020	03/04/2020			283.00
9437624597	Parts - T-470	Open		02/07/2020	03/08/2020	03/04/2020			15.00
Vendor 2281 - Grainger Totals							Invoices	3	\$318.00
Vendor 1173 - Graybar Electric Company, Inc.									
9313972420	LED Light Fixtures	Open		01/07/2020	03/13/2020	03/04/2020			2,945.00
Vendor 1173 - Graybar Electric Company, Inc. Totals							Invoices	1	\$2,945.00
Vendor 2303 - Great Lakes Fire/Safety Equip Co									
172261	Gear Repair	Open		02/19/2020	03/18/2020	03/03/2020			20.00
Vendor 2303 - Great Lakes Fire/Safety Equip Co Totals							Invoices	1	\$20.00
Vendor 4969 - Grossprops Associates, LLC									
030420Grossinger	GrossingerHyundai RDA	Open		02/26/2020	03/04/2020	02/26/2020			171,330.00

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4969 - Grossprops Associates, LLC Totals Invoices 1 \$171,330.									
Vendor 2107 - Hall Signs Inc									
349077	No Right Turn, One Way Left and One Way Right Signs	Open		01/06/2020	03/13/2020	03/04/2020			529.
349279	Black EC Film and Green EC Film	Open		01/13/2020	03/06/2020	03/04/2020			3,184.
Vendor 2107 - Hall Signs Inc Totals Invoices 2 \$3,713.									
Vendor 1916 - Harvard Maintenance Inc									
1099944	Village Hall Janitorial Service- March 2020	Open		03/01/2020	03/31/2020	03/04/2020			3,042.
1100032	Train Station Janitorial Service - March 2020	Open		03/01/2020	03/31/2020	03/04/2020			7,599.
Vendor 1916 - Harvard Maintenance Inc Totals Invoices 2 \$10,641.									
Vendor 3116 - Bryan C Haupt									
PWTRBH022720	Tool Reimbursement	Open		02/27/2020	03/12/2020	03/04/2020			39.
Vendor 3116 - Bryan C Haupt Totals Invoices 1 \$39.									
Vendor 1775 - HBK Water Meter Service, Inc.									
200021	Harper College Building E Meter Replacement	Open		01/17/2020	03/13/2020	03/06/2020			361.
Vendor 1775 - HBK Water Meter Service, Inc. Totals Invoices 1 \$361.									
Vendor 3815 - High PSI Ltd									
65927	Hotsy Model 942N Stationary Pressure Washer	Open		01/24/2020	03/05/2020	03/05/2020			7,565.
Vendor 3815 - High PSI Ltd Totals Invoices 1 \$7,565.									
Vendor 3128 - James M Hrycko									
PWTRJH032320	Per Diem Travel Advance - WaterCon 20020	Open		02/11/2020	03/12/2020	03/09/2020			97.
Vendor 3128 - James M Hrycko Totals Invoices 1 \$97.									
Vendor 2822 - Illinois Secretary Of State									
PWVM 2020 T-478	Vehicle Title & Municipal Police License Plates T-478	Open		03/04/2020	04/03/2020	03/11/2020			158.
PWVM 2020 T-467	Vehicle Title & Municipal Plates - T-467	Open		03/08/2020	04/07/2020	03/11/2020			150.
Vendor 2822 - Illinois Secretary Of State Totals Invoices 2 \$308.									
Vendor 2598 - Illinois Tactical Officers Assoc									
7911	Street Leadership & Managing Dynamic Tactical Problems Training	Open		02/29/2020	03/30/2020	03/06/2020			380.
Vendor 2598 - Illinois Tactical Officers Assoc Totals Invoices 1 \$380.									

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Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 4273 - Illinois Workers' Compensation Commission									
2020-00000157	Rate Assessment Calculation 07/01/2019-12/31/2019	Open		02/21/2020	03/16/2020	02/21/2020			2,402.
Vendor 4273 - Illinois Workers' Compensation Commission Totals							Invoices	1	\$2,402.
Vendor 4290 - Industrial Organizational Solutions Inc									
C47207A	2020 I.O.S. (Police & Fire Commission - Sergeants Exam)	Open		02/25/2020	03/17/2020	03/03/2020			1,722.
Vendor 4290 - Industrial Organizational Solutions Inc Totals							Invoices	1	\$1,722.
Vendor 4723 - Industrial Systems Ltd									
22477	Liquid Deicing Chemicals	Open		02/24/2020	03/25/2020	03/04/2020			3,735.
22478	Liquid Deicing Chemicals	Open		02/24/2020	03/25/2020	03/04/2020			3,735.
Vendor 4723 - Industrial Systems Ltd Totals							Invoices	2	\$7,470.
Vendor 4967 - Institute for Brain Potential									
AQBV-OPM7	Reasoning w/Unreasonable People Seminar (Dominguez)	Open		03/02/2020	04/02/2020	03/06/2020			84.
Vendor 4967 - Institute for Brain Potential Totals							Invoices	1	\$84.
Vendor 4951 - Interstate Batteries of North Chicago									
1065371	Parts - STOCK	Open		02/17/2020	03/18/2020	03/09/2020			490.
Vendor 4951 - Interstate Batteries of North Chicago Totals							Invoices	1	\$490.
Vendor 4165 - J.M.L. Overhead Door Inc									
2829	Fire Station 85 Garage Door Opener Replacements	Open		02/13/2020	03/14/2020	03/06/2020			5,400.
Vendor 4165 - J.M.L. Overhead Door Inc Totals							Invoices	1	\$5,400.
Vendor 3069 - Pamela Jackson									
390579918000	2020 Reimbursement for FedEx Shipment (Scoring, I/O Solutions)	Open		02/22/2020	03/17/2020	03/10/2020			26.
Vendor 3069 - Pamela Jackson Totals							Invoices	1	\$26.
Vendor 2992 - James Messineo									
February 29 2020	FEBRUARY 2020 LAW JUDGE	Open		02/29/2020	03/18/2020	03/02/2020			3,150.
Vendor 2992 - James Messineo Totals							Invoices	1	\$3,150.
Vendor 1635 - Joseph D. Foreman & Company									
326870	Hydrant Wrench and Coupling	Open		02/27/2020	03/28/2020	03/06/2020			1,452.
326892	4" SDR35 D3034 SW-Perf	Open		03/02/2020	04/01/2020	03/06/2020			34.
Vendor 1635 - Joseph D. Foreman & Company Totals							Invoices	2	\$1,486.
Vendor 3754 - KC's Car Wash Llc									
PWVMKC030220	Car Wash - February	Open		03/02/2020	04/01/2020	03/04/2020			338.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor 3754 - KC's Car Wash Llc Totals				Invoices	1	\$338.
Vendor 4354 - James E Kernan									
PWBRJK030920	Boot Reimbursement	Open		03/09/2020	03/23/2020	03/04/2020			125.
			Vendor 4354 - James E Kernan Totals				Invoices	1	\$125.
Vendor 4943 - KF Walter Inc									
AW2	Storm Sewer Installation Reimbursement for 286/274 W. Michigan	Open		02/24/2020	03/25/2020	03/02/2020			1,652.
			Vendor 4943 - KF Walter Inc Totals				Invoices	1	\$1,652.
Vendor 3357 - KONE Inc									
1157948577	Elevator Repair-Parking Deck Tower 3	Open		02/20/2020	03/21/2020	03/04/2020			547.
			Vendor 3357 - KONE Inc Totals				Invoices	1	\$547.
Vendor 4246 - Michael J Kowalczyk									
PWBRMK022620	Boot Reimbursement	Open		02/26/2020	03/11/2020	03/04/2020			100.
			Vendor 4246 - Michael J Kowalczyk Totals				Invoices	1	\$100.
Vendor 3881 - Landscape & Construction Supplies LLC									
16082	4' LATH and STAKE	Open		03/06/2020	04/05/2020	03/09/2020			108.
			Vendor 3881 - Landscape & Construction Supplies LLC Totals				Invoices	1	\$108.
Vendor 2641 - Lyons Pinner Electric Co.									
8595	Additional Repairs-Palatine Rd and Rohlwing Rd	Open		02/18/2020	03/19/2020	03/04/2020			548.
8550	Additional Repairs-Palatine Rd and Rohlwing Rd	Open		02/23/2020	03/24/2020	03/04/2020			1,083.
17774	Monthly Traffic Signal Maintenance-February 2020	Open		02/29/2020	03/30/2020	03/04/2020			940.
			Vendor 2641 - Lyons Pinner Electric Co. Totals				Invoices	3	\$2,571.
Vendor 2995 - M & B Landscaping Co.									
PD-294A	2020 Parking Deck Snow & Ice Control Services	Open		01/06/2020	02/05/2020	01/14/2020			1,230.
PD-295	2020 Parking Deck Snow & Ice Control Services	Open		01/16/2020	02/15/2020	01/24/2020			2,725.
PD-301	2020 Parking Deck Snow & Ice Control Services	Open		03/04/2020	04/03/2020	03/04/2020			1,075.
PD-294	2019 Parking Deck Snow & Ice Control Services	Open		01/06/2020	02/05/2020	12/31/2019			1,625.
			Vendor 2995 - M & B Landscaping Co. Totals				Invoices	4	\$6,655.
Vendor 4065 - Master Truck & Trailer Llc									
S53710	Bucket Holder	Open		03/02/2020	04/01/2020	03/06/2020			51.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
S82613	Parts - PT-999	Open		02/03/2020	03/04/2020	03/04/2020			91.
		Vendor	4065 - Master Truck & Trailer Llc Totals			Invoices	2		\$142.
Vendor	2738 - Meade Electric Company Inc								
691558	EVP Upgrade and Repair-Euclid Rd at Harper College Entrance	Open		02/20/2020	03/21/2020	03/04/2020			5,274.
691570	EVP Upgrade-Euclid Rd at Roselle Rd	Open		02/20/2020	03/21/2020	03/04/2020			6,178.
		Vendor	2738 - Meade Electric Company Inc Totals			Invoices	2		\$11,452.
Vendor	4600 - Meridian IT Inc								
470173	Reporting and Support Services: Commvault Licenses	Open		03/01/2020	04/01/2020	02/19/2020			539.
		Vendor	4600 - Meridian IT Inc Totals			Invoices	1		\$539.
Vendor	1866 - Metro Western Cook Credit Service								
77235	2020 Metro Invoice (Police New Hire - LHanselman)	Open		02/15/2020	03/17/2020	03/09/2020			36.
77286	2020 Metro Invoice (Police New Hire - MChlosta)	Open		02/28/2020	03/17/2020	03/09/2020			36.
		Vendor	1866 - Metro Western Cook Credit Service Totals			Invoices	2		\$72.
Vendor	2421 - Mikes Towing/Auto & Truck Repair								
1065371	Repairs & Safety Lane - T-447	Open		02/17/2020	03/18/2020	03/10/2020			36.
		Vendor	2421 - Mikes Towing/Auto & Truck Repair Totals			Invoices	1		\$36.
Vendor	2386 - MJ Sports								
16593	Logo - shirt Pete Trapani	Open		02/21/2020	03/22/2020	02/25/2020			9.
		Vendor	2386 - MJ Sports Totals			Invoices	1		\$9.
Vendor	2085 - Moore Industrial Hardware								
508197	Parts - T-413	Open		02/19/2020	03/20/2020	03/10/2020			77.
		Vendor	2085 - Moore Industrial Hardware Totals			Invoices	1		\$77.
Vendor	1405 - MPC Communications & Lighting Inc								
20-1049	Police Department Vehicle Upfitting - T-473	Open		02/12/2020	03/13/2020	03/05/2020			8,869.
20-1062	Police Department Vehicle Decommissioning - T-414	Open		02/28/2020	03/29/2020	03/05/2020			390.
		Vendor	1405 - MPC Communications & Lighting Inc Totals			Invoices	2		\$9,259.
Vendor	2360 - Napa Of Palatine								
4460-266660	Parts - T-391	Open		02/07/2020	03/08/2020	03/10/2020			16.
4460-267897	Parts - STOCK	Open		02/18/2020	03/19/2020	03/10/2020			8.
4460-268055	Parts - T-413	Open		02/19/2020	03/20/2020	03/10/2020			435.
4460-268083	Parts - T-413	Open		02/19/2020	03/20/2020	03/04/2020			166.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
4460-268101	Parts - T-413	Open		02/19/2020	03/20/2020	03/10/2020			7.
4460-268213	Parts - M-999	Open		02/20/2020	03/21/2020	03/10/2020			4.
4460-268254	Parts - STOCK	Open		02/20/2020	03/21/2020	03/04/2020			139.
4460-268413	Parts - PT-999	Open		02/21/2020	03/22/2020	03/10/2020			57.
4460-268795	Parts - PT-406	Open		02/25/2020	03/26/2020	03/10/2020			39.
4460-269150	Parts - STOCK	Open		02/27/2020	03/28/2020	03/10/2020			25.
4460-269326	Parts - T-430	Open		02/28/2020	03/29/2020	03/10/2020			19.
Vendor 2360 - Napa Of Palatine Totals									Invoices 11 \$921.
Vendor 4890 - Nat'l Union Fire Ins Company of Pittsburg, PA									
2020-00000156	SRG 009115827-B	Open		02/20/2020	02/20/2020	02/20/2020			1,045.
Vendor 4890 - Nat'l Union Fire Ins Company of Pittsburg, PA Totals									Invoices 1 \$1,045.
Vendor 2148 - National Business Furniture LLC									
ZK077519-COR	Tables for Meeting Room	Open		01/30/2020	03/01/2020	03/10/2020			1,442.
Vendor 2148 - National Business Furniture LLC Totals									Invoices 1 \$1,442.
Vendor 2176 - Neenah Foundry Co.									
358295	Sewer Grading Rings and Frames	Open		02/12/2020	03/13/2020	03/06/2020			238.
Vendor 2176 - Neenah Foundry Co. Totals									Invoices 1 \$238.
Vendor 1753 - North East Multi-Regional Trng.									
270168	DWI Detection & SFST Instructor Course (Stearns)	Open		02/19/2020	03/19/2020	03/06/2020			450.
Vendor 1753 - North East Multi-Regional Trng. Totals									Invoices 1 \$450.
Vendor 1413 - Northwest Central Dispatch Syst									
8883	2020 - PPD & PFD Member Assessment Fee's (April)	Open		03/01/2020	03/31/2020	03/06/2020			50,879.
Vendor 1413 - Northwest Central Dispatch Syst Totals									Invoices 1 \$50,879.
Vendor 2316 - Northwest Electrical Supply Co.									
17457537	4-in Cond Hgr w/ Bolt	Open		02/28/2020	03/29/2020	03/06/2020			33.
Vendor 2316 - Northwest Electrical Supply Co. Totals									Invoices 1 \$33.
Vendor 2753 - Office Depot Inc									
14071614	Office Supplies Admin and Shared	Open		02/29/2020	03/29/2020	03/06/2020			64.
14071682	Department Copy Paper & Office Supplies	Open		02/29/2020	03/30/2020	03/06/2020			420.
14071655	Office Supplies	Open		02/29/2020	03/30/2020	03/04/2020			50.
Vendor 2753 - Office Depot Inc Totals									Invoices 3 \$535.
Vendor 1214 - On Time Embroidery Inc.									
71069	Collar Brass	Open		02/27/2020	03/26/2020	03/03/2020			287.
E72354	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			57.

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ES71483	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			439.
ES71815	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			296.
ES71857	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			73.
OES71487	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			129.
S71675	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			90.
S71700	Clothing	Open		02/27/2020	03/26/2020	03/03/2020			33.
Vendor 1214 - On Time Embroidery Inc. Totals									Invoices 8 \$1,409.
Vendor 2572 - Paddock Publications, Inc									
43196	Legal Notices	Open		02/22/2020	03/22/2020	03/06/2020			366.
47724	PZB - 1355 N. King George Court (#4541157)	Open		02/29/2020	03/29/2020	03/06/2020			54.
Vendor 2572 - Paddock Publications, Inc Totals									Invoices 2 \$420.
Vendor 4946 - Brandon Scott Palmer									
PWTRBP032320	Per Diem Travel Advance - WaterCon 20020	Open		02/11/2020	03/12/2020	03/09/2020			97.
Vendor 4946 - Brandon Scott Palmer Totals									Invoices 1 \$97.
Vendor 2387 - Park Towne Condominium Association									
February 2020	Parking Agreement - February	Open		03/05/2020	03/17/2020	03/05/2020			1,564.
Vendor 2387 - Park Towne Condominium Association Totals									Invoices 1 \$1,564.
Vendor 3297 - Patlin Inc									
73852-1	Grease Gun and Barrel	Open		01/31/2020	03/01/2020	03/09/2020			315.
Vendor 3297 - Patlin Inc Totals									Invoices 1 \$315.
Vendor 4636 - PDC Laboratories Inc									
I9395527	Water Sample Testing	Open		11/30/2019	03/13/2020	03/06/2020			1,581.
I9406919	Water Sample Testing	Open		02/28/2020	03/29/2020	03/06/2020			4,636.
Vendor 4636 - PDC Laboratories Inc Totals									Invoices 2 \$6,218.
Vendor 4921 - Penn Care, Inc									
M37762	N95 Respirators	Open		02/13/2020	03/12/2020	02/27/2020			192.
Vendor 4921 - Penn Care, Inc Totals									Invoices 1 \$192.
Vendor 1605 - R.A. Adams Enterprises									
S022055	Parts - E-204	Open		02/11/2020	03/12/2020	03/04/2020			370.
Vendor 1605 - R.A. Adams Enterprises Totals									Invoices 1 \$370.
Vendor 4300 - Ray O'Herron Co, Inc									
2008152-IN	Misc Uniform/Equipment Items (M. Campbell)	Open		02/10/2020	03/10/2020	03/04/2020			174.
2008153-IN	Misc Uniform/Equipment Items (Daigle)	Open		02/10/2020	03/10/2020	03/04/2020			151.

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2008154-IN	Misc Uniform/Equipment Items (Canada)	Open		02/10/2020	03/10/2020	03/04/2020			169.
2008155-IN	Misc Uniform/Equipment Items (Weeks)	Open		02/10/2020	03/10/2020	03/04/2020			196.
2009270-IN	Misc Uniform/Equipment Items (Hester)	Open		02/14/2020	03/14/2020	03/04/2020			396.
2009272-IN	Misc Uniform/Equipment Items (Deluca)	Open		02/14/2020	03/14/2020	03/04/2020			37.
2009274-IN	Misc Uniform/Equipment Items (Wenrich)	Open		02/14/2020	03/14/2020	03/04/2020			30.
2009275-IN	Misc Uniform/Equipment Items (Licari)	Open		02/14/2020	03/14/2020	03/04/2020			203.
2009276-IN	Misc Uniform/Equipment Items (Hall)	Open		02/14/2020	03/14/2020	03/04/2020			50.
2009277-IN	Misc Uniform/Equipment Items (Deluca)	Open		02/14/2020	03/14/2020	03/04/2020			63.
2009278-IN	Misc Uniform/Equipment Items (Gratz)	Open		02/14/2020	03/14/2020	03/04/2020			114.
2009281-IN	Misc Uniform/Equipment Items (Morris)	Open		02/14/2020	03/14/2020	03/04/2020			205.
2009938-IN	Misc Uniform/Equipment Items (Nord)	Open		02/18/2020	03/18/2020	03/04/2020			491.
2009941-IN	Misc Uniform/Equipment Items (Cmdr Vargas)	Open		02/18/2020	03/18/2020	03/04/2020			30.
2009945-IN	Misc Uniform/Equipment Items (Heuertz)	Open		02/18/2020	03/18/2020	03/04/2020			59.
2009946-IN	Misc Uniform/Equipment Items (Heuertz)	Open		02/18/2020	03/18/2020	03/04/2020			21.
2011058-IN	Misc Uniform/Equipment Items (Hemmeler)	Open		02/24/2020	03/24/2020	03/04/2020			300.
2011412-IN	Misc Uniform/Equipment Items (Nord)	Open		02/25/2020	03/25/2020	03/04/2020			174.
2011413-IN	Misc Uniform/Equipment Items (Hester)	Open		02/25/2020	03/25/2020	03/04/2020			135.
2012196-IN	Misc Uniform/Equipment Items (Robertson)	Open		02/28/2020	03/28/2020	03/04/2020			211.
2012201-IN	Misc Uniform/Equipment Items (Heuertz)	Open		02/28/2020	03/28/2020	03/04/2020			31.
Vendor 4300 - Ray O'Herron Co, Inc Totals						Invoices	21		\$3,252.
Vendor 4852 - Red Wing Shoe Store									
2020-00000196	Zippers/Polish	Open		02/27/2020	03/26/2020	03/03/2020			323.
Vendor 4852 - Red Wing Shoe Store Totals						Invoices	1		\$323.
Vendor 4545 - Robinson Engineering Ltd									
20020064	2018 Sidewalk Extension Program Design Engineering Services	Open		02/11/2020	03/12/2020	03/02/2020			1,650.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
20020065	2020 Thomas and Victoria Water Main Replacement Design DPW-2023	Open		02/11/2020	03/12/2020	03/02/2020			21,483.
		Vendor	4545 - Robinson Engineering Ltd Totals			Invoices	2		\$23,133.
Vendor 3026 - George S Ruppert									
PWTRGR032320	Per Diem Travel Advance - WaterCon 20020	Open		02/11/2020	03/12/2020	03/09/2020			97.
		Vendor	3026 - George S Ruppert Totals			Invoices	1		\$97.
		Vendor	4019 - Rush Truck Centers						
3017924121	Parts - STOCK	Open		01/13/2020	02/12/2020	03/05/2020			26.
3018162451	Parts - STOCK	Open		01/31/2020	03/01/2020	03/10/2020			37.
3018219176	Credit Memo	Open		02/05/2020	03/07/2020	03/05/2020			(59.3
3018232392	Parts - STOCK	Open		02/06/2020	03/07/2020	03/05/2020			515.
3018397966	Parts - T-339	Open		02/20/2020	03/21/2020	03/05/2020			689.
3018410937	Parts - T-339	Open		02/21/2020	03/22/2020	03/05/2020			223.
3018410955	Parts - T-413	Open		02/21/2020	03/22/2020	03/05/2020			50.
3018432834	Parts - T-339	Open		02/24/2020	03/25/2020	03/05/2020			52.
		Vendor	4019 - Rush Truck Centers Totals			Invoices	8		\$1,537.
		Vendor	1474 - Sewer Equipment Corp Of America						
0000178677	Telescope Grabber and Small Clam	Open		02/24/2020	03/25/2020	03/06/2020			888.
		Vendor	1474 - Sewer Equipment Corp Of America Totals			Invoices	1		\$888.
		Vendor	4308 - Solid Waste Agency of Northern Cook County						
6407	Refuse Service - April	Open		03/01/2020	03/24/2020	02/21/2020			87,262.
		Vendor	4308 - Solid Waste Agency of Northern Cook County Totals			Invoices	1		\$87,262.
		Vendor	3207 - Spaceco, Inc						
81522	Kasuba Forcemain Replacement Phase I and II Engineering Services	Open		02/17/2020	03/18/2020	03/05/2020			941.
		Vendor	3207 - Spaceco, Inc Totals			Invoices	1		\$941.
		Vendor	1422 - Spunky Dunkers						
2020-00000202	Prisoner Meals (01/05/20 - 02/26/20)	Open		02/26/2020	03/16/2020	03/06/2020			97.
		Vendor	1422 - Spunky Dunkers Totals			Invoices	1		\$97.
		Vendor	1804 - Staples Advantage						
8057587898	Office Supplies	Open		02/22/2020	03/21/2020	03/03/2020			1,231.
		Vendor	1804 - Staples Advantage Totals			Invoices	1		\$1,231.
		Vendor	4965 - START Group						

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S20-2-18	Confined Space Entry & Non-Entry Rescue Classroom/Skills	Open		02/19/2020	03/20/2020	03/06/2020			325.
Vendor 4965 - START Group Totals									Invoices 1 \$325.
Vendor 1776 - Suburban Accents, Inc.									
29262	Police Department Patrol Vehicle Re-Wrapping - T-476	Open		02/07/2020	03/08/2020	03/05/2020			575.
Vendor 1776 - Suburban Accents, Inc. Totals									Invoices 1 \$575.
Vendor 4200 - Suburban Laboratories Inc									
173817	pH Soil Testing for Smith Street Spoils Pile	Open		02/21/2020	03/22/2020	02/19/2020			95.
174096	pH Soil Testing for Smith Street Spoils Pile	Open		02/28/2020	03/29/2020	03/02/2020			95.
174353	pH Soil Testing for Smith Street Spoils Pile	Open		03/03/2020	04/02/2020	03/02/2020			65.
Vendor 4200 - Suburban Laboratories Inc Totals									Invoices 3 \$255.
Vendor 4966 - T-Mobile									
965537055-0220	CS Telematics Program Monthly Service Fee-February	Open		02/29/2020	03/21/2020	03/10/2020			681.
Vendor 4966 - T-Mobile Totals									Invoices 1 \$681.
Vendor 4754 - Tech Electronics of Illinois, LLC									
N000010687	CSF Vehicle Gate Remote System Installation	Open		02/25/2020	03/26/2020	03/10/2020			3,724.
Vendor 4754 - Tech Electronics of Illinois, LLC Totals									Invoices 1 \$3,724.
Vendor 2545 - Terrace Supply Co									
70465281	Oxygen	Open		03/03/2020	04/02/2020	03/10/2020			144.
Vendor 2545 - Terrace Supply Co Totals									Invoices 1 \$144.
Vendor 4962 - The W-T Group, LLC									
2000176C-01	Algonquin Road Bike Path Design Engineering	Open		02/19/2020	03/20/2020	02/21/2020			780.
Vendor 4962 - The W-T Group, LLC Totals									Invoices 1 \$780.
Vendor 1844 - Third Millennium Associates Inc									
24536	UB Bill Processing - February 2020	Open		02/28/2020	03/20/2020	03/10/2020			2,475.
Vendor 1844 - Third Millennium Associates Inc Totals									Invoices 1 \$2,475.
Vendor 1199 - Thompson Elevator Inspection Service Inc									
20-0617	1 plan review / 1037 Partridge	Open		02/18/2020	03/19/2020	02/25/2020			75.
Vendor 1199 - Thompson Elevator Inspection Service Inc Totals									Invoices 1 \$75.
Vendor 3787 - Township High School District 211									

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02-2020-D211	Motor Fuel	Open		02/25/2020	03/26/2020	03/04/2020			1,123.
Vendor 3787 - Township High School District 211 Totals									Invoices 1 1,123.
Vendor 1700 - Traffic Control & Protection, Inc									
103162	Aluminum Blank Signs, Ped Crossing and Do Not Enter Signs	Open		01/22/2020	03/13/2020	03/04/2020			1,722.
Vendor 1700 - Traffic Control & Protection, Inc Totals									Invoices 1 1,722.
Vendor 2565 - Tredroc Tire Services LLC									
7220036182	Parts - STOCK	Open		01/22/2020	02/21/2020	03/10/2020			1,739.
Vendor 2565 - Tredroc Tire Services LLC Totals									Invoices 1 1,739.
Vendor 4598 - TreeStuff.com									
INV-513030	Hearing Protectors, Mic, and Blade	Open		02/24/2020	03/25/2020	03/09/2020			649.
INV-512034	Helmetless Communication System	Open		02/18/2020	03/19/2020	02/19/2020			499.
Vendor 4598 - TreeStuff.com Totals									Invoices 2 1,149.
Vendor 3364 - Trittech Forensics									
232646	Crime Scene Unit Supplies	Open		03/03/2020	04/03/2020	03/06/2020			384.
Vendor 3364 - Trittech Forensics Totals									Invoices 1 384.
Vendor 1674 - Ultimate Plumbing Supply									
S1004859	1/2 IPS Brass Swing	Open		02/06/2020	03/07/2020	03/04/2020			24.
Vendor 1674 - Ultimate Plumbing Supply Totals									Invoices 1 24.
Vendor 4797 - Ultra Cleaning, Inc.									
1116	Cleaning Services for CSF and Police HQ-February 2020	Open		02/27/2020	03/28/2020	03/04/2020			3,800.
Vendor 4797 - Ultra Cleaning, Inc. Totals									Invoices 1 3,800.
Vendor 3157 - UniFirst Corporation									
061 1267244	Shop Rags/Carpets	Open		02/17/2020	03/18/2020	02/13/2020			64.
061 1268907	Shop Rags/Carpets	Open		02/24/2020	03/25/2020	02/13/2020			64.
061 1270539	Shop Rags/Carpets	Open		03/02/2020	04/01/2020	03/04/2020			64.
Vendor 3157 - UniFirst Corporation Totals									Invoices 3 194.
Vendor 1243 - Union Pacific Railroad Company									
February 2020	Parking Agreement - February	Open		03/05/2020	03/17/2020	03/05/2020			317.
Vendor 1243 - Union Pacific Railroad Company Totals									Invoices 1 317.
Vendor 2501 - United Parcel Service									
00004E3E18080	Shipping Charges	Open		02/22/2020	03/23/2020	03/04/2020			13.
Vendor 2501 - United Parcel Service Totals									Invoices 1 13.

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)



Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3156 - Utility Service Co, Inc									
502120	Long Grove Tank Water Tank Maintenance Semi-Annual Fee	Open		03/01/2020	03/31/2020	03/05/2020			39,227.
502254	South Supply 1 North Reservoir Water Tank Maintenance SemiAnnual	Open		03/01/2020	03/31/2020	03/05/2020			10,000.
502291	Hicks & Dundee Ground Storage Water Tank Maintenance Semi-Annual	Open		03/01/2020	03/31/2020	03/05/2020			10,000.
502592	South Supply 2 South Reservoir Water Tank Maintenance SemiAnnual	Open		03/01/2020	03/31/2020	03/05/2020			86,272.
Vendor 3156 - Utility Service Co, Inc Totals							Invoices	4	\$145,499.
Vendor 4960 - Valley Custom Woodwork, Inc									
900917	Station 84 Cabinets	Open		02/21/2020	03/20/2020	02/20/2020			2,431.
Vendor 4960 - Valley Custom Woodwork, Inc Totals							Invoices	1	\$2,431.
Vendor 4970 - Martin Van der Hoek									
2020-00000201	International Assoc for Identification Membership Dues	Open		03/04/2020	03/16/2020	03/06/2020			80.
Vendor 4970 - Martin Van der Hoek Totals							Invoices	1	\$80.
Vendor 4825 - Verizon Connect NWF Inc									
OSV000002049899	PW Telematics Program Monthly Service Fee-February	Open		03/01/2020	03/31/2020	03/09/2020			379.
Vendor 4825 - Verizon Connect NWF Inc Totals							Invoices	1	\$379.
Vendor 3020 - Village of Palatine Petty Cash									
2020-00000204	Garcia - NWBOCA Meeting Exp	Open		03/11/2020	03/11/2020	03/11/2020			15.
2020-00000205	Jauch - IAEI Meeting Exp	Open		03/11/2020	03/11/2020	03/11/2020			20.
2020-00000206	Carr - Office Supplies	Open		03/11/2020	03/11/2020	03/11/2020			19.
2020-00000207	Nausid - Office Supplies	Open		03/11/2020	03/11/2020	03/11/2020			27.
2020-00000208	Atherton - Reimb Tools	Open		03/11/2020	03/11/2020	03/11/2020			15.
PWPCJH012920	Train Ticket to Attend Workman's Comp Meeting	Open		01/29/2020	03/12/2020	03/10/2020			14.
PWPCAB020420	Kitchen Supplies	Open		02/04/2020	03/12/2020	03/10/2020			11.
PWPCJM030520	Light Bulbs for Station 84	Open		03/05/2020	03/12/2020	03/10/2020			.
PWPCSB030620	Repair Jacket	Open		03/06/2020	03/12/2020	03/10/2020			25.
Vendor 3020 - Village of Palatine Petty Cash Totals							Invoices	9	\$148.
Vendor 3263 - Walker Parking Consultants									
31821010005	Parking Deck Level 5 Base Repairs Engineering Services	Open		02/27/2020	03/28/2020	03/05/2020			1,980.
Vendor 3263 - Walker Parking Consultants Totals							Invoices	1	\$1,980.

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)



Invoice Due Date Range 02/01/20 - 04/07/20
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 3209 - Warehouse Direct									
4595319-0	Office Supplies	Open		02/27/2020	03/02/2020	03/02/2020			11.
Vendor 3209 - Warehouse Direct Totals							Invoices	1	\$11.
Vendor 2258 - Wickstrom Ford Lincoln Mercury									
746448	Repairs & Maintenance - T-416	Open		02/18/2020	03/19/2020	03/05/2020			27.
Vendor 2258 - Wickstrom Ford Lincoln Mercury Totals							Invoices	1	\$27.
Vendor 1919 - Zoll Medical Corporation									
3023250	SP02 Sensors, Cables	Open		02/24/2020	03/23/2020	02/27/2020			839.
3023562	Engine Monitor/Defibrillators	Open		02/24/2020	03/23/2020	02/27/2020			72,964.
3024894	12 Lead ECG	Open		02/25/2020	03/24/2020	02/27/2020			234.
Vendor 1919 - Zoll Medical Corporation Totals							Invoices	3	\$74,037.
Grand Totals							Invoices	312	\$1,663,332.

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)

Payment Date Range 03/10/20 - 03/10/20
Report By Vendor - Invo
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor 4466 - JP Morgan Chase Bank Commercial Card									
MWJ-022520-1	American Planning A	Paid by EFT #2751		02/25/2020	03/10/2020	03/10/2020		03/10/2020	760.
MWJ-022520-2	United 01624960111423	Paid by EFT #2752		02/25/2020	03/10/2020	03/10/2020		03/10/2020	347.
RTO-022520-1	AMZN MKTP US*947UJ2823	Paid by EFT #2748		02/25/2020	03/10/2020	03/10/2020		03/10/2020	19.
RTO-022520-2	Marriot Hotel & Confe Normal IL	Paid by EFT #2749		02/25/2020	03/10/2020	03/10/2020		03/10/2020	318.
RTO-022520-3	Circle K 01207 Dwight IL	Paid by EFT #2750		02/25/2020	03/10/2020	03/10/2020		03/10/2020	28.
FIN-022520-1	Groot Industries	Paid by EFT #2753		02/25/2020	03/10/2020	03/10/2020		03/10/2020	245,862.
BRV-022520-1	EB2020 AOA-II Illinois	Paid by EFT #2654		02/25/2020	03/10/2020	03/10/2020		03/10/2020	86.
BRV-022520-2	American Planning Assoc	Paid by EFT #2658		02/25/2020	03/10/2020	03/10/2020		03/10/2020	355.
BRV-022520-3	United Vyverberg/Benjamin Dept 4-24-20	Paid by EFT #2655		02/25/2020	03/10/2020	03/10/2020		03/10/2020	322.
BRV-022520-4	United Vyverberg/Bundle EC Depart 4/24/20	Paid by EFT #2656		02/25/2020	03/10/2020	03/10/2020		03/10/2020	91.
BRV-022520-5	United Vyverberg/Bundle Depart 4/28/20	Paid by EFT #2657		02/25/2020	03/10/2020	03/10/2020		03/10/2020	94.
LAS-022520-1	CDW-G	Paid by EFT #2732		02/25/2020	03/10/2020	03/10/2020		03/10/2020	76.
LAS-022520-10	CDW	Paid by EFT #2741		02/25/2020	03/10/2020	03/10/2020		03/10/2020	70.
LAS-022520-11	PayPal KMonty2	Paid by EFT #2742		02/25/2020	03/10/2020	03/10/2020		03/10/2020	106.
LAS-022520-12	PayPal Yanglukelu	Paid by EFT #2743		02/25/2020	03/10/2020	03/10/2020		03/10/2020	131.
LAS-022520-13	PayPal MJSightandSound	Paid by EFT #2744		02/25/2020	03/10/2020	03/10/2020		03/10/2020	88.
LAS-022520-14	Amazon	Paid by EFT #2745		02/25/2020	03/10/2020	03/10/2020		03/10/2020	64.
LAS-022520-15	PayPal Barcodetech	Paid by EFT #2746		02/25/2020	03/10/2020	03/10/2020		03/10/2020	(95.6
LAS-022520-16	PayPal Tams	Paid by EFT #2747		02/25/2020	03/10/2020	03/10/2020		03/10/2020	37.
LAS-022520-2	Parts People	Paid by EFT #2733		02/25/2020	03/10/2020	03/10/2020		03/10/2020	89.
LAS-022520-3	Parts People	Paid by EFT #2734		02/25/2020	03/10/2020	03/10/2020		03/10/2020	229.
LAS-022520-4	Google	Paid by EFT #2735		02/25/2020	03/10/2020	03/10/2020		03/10/2020	30.
LAS-022520-5	PayPal BarcodeTech	Paid by EFT #2736		02/25/2020	03/10/2020	03/10/2020		03/10/2020	95.
LAS-022520-6	PayPal AKKUExpress	Paid by EFT #2737		02/25/2020	03/10/2020	03/10/2020		03/10/2020	898.
LAS-022520-7	PayPal KECKPC	Paid by EFT #2738		02/25/2020	03/10/2020	03/10/2020		03/10/2020	15.
LAS-022520-8	PayPal Daver eBay	Paid by EFT #2739		02/25/2020	03/10/2020	03/10/2020		03/10/2020	50.
LAS-022520-9	CDW	Paid by EFT #2740		02/25/2020	03/10/2020	03/10/2020		03/10/2020	339.
ATR-022520-1	SBOC 65th Annual Training	Paid by EFT #2675		02/25/2020	03/10/2020	03/10/2020		03/10/2020	500.
DLG-022520-1	SBOC 65th Annual Training	Paid by EFT #2674		02/25/2020	03/10/2020	03/10/2020		03/10/2020	125.
HJS-022520-1	JPCooke Omaha NE	Paid by EFT #2659		02/25/2020	03/10/2020	03/10/2020		03/10/2020	21.
HJS-022520-2	Amzn Mktp US	Paid by EFT #2660		02/25/2020	03/10/2020	03/10/2020		03/10/2020	16.
HJS-022520-3	Biaggis Deer Park, Deer Park, IL	Paid by EFT #2661		02/25/2020	03/10/2020	03/10/2020		03/10/2020	91.
SK-022520-1	NWBOCA 8153563605 IL	Paid by EFT #2703		02/25/2020	03/10/2020	03/10/2020		03/10/2020	95.
SK-022520-2	SBOC 65th Annual Training	Paid by EFT #2704		02/25/2020	03/10/2020	03/10/2020		03/10/2020	1,375.
BMB-022520-1	Amazon.Com	Paid by EFT #2699		02/25/2020	03/10/2020	03/10/2020		03/10/2020	30.
BMB-022520-2	WPY Illinois Public EM	Paid by EFT #2700		02/25/2020	03/10/2020	03/10/2020		03/10/2020	390.
BMB-022520-3	American Red Cross	Paid by EFT #2701		02/25/2020	03/10/2020	03/10/2020		03/10/2020	50.
BMB-022520-4	American Red Cross	Paid by EFT #2702		02/25/2020	03/10/2020	03/10/2020		03/10/2020	400.

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Warrant #6 EFT #1

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Payment Date Range 03/10/20 - 03/10/20
Report By Vendor - Invoicing
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
PAC-022520-1	Vistaprint.Com	Paid by EFT #2670		02/25/2020	03/10/2020	03/10/2020		03/10/2020	55.
PAC-022520-2	Vistaprint.Com	Paid by EFT #2671		02/25/2020	03/10/2020	03/10/2020		03/10/2020	(12.7
ARL-022520-1	METRA Palatine	Paid by EFT #2713		02/25/2020	03/10/2020	03/10/2020		03/10/2020	29.
JBS-022520-1	The Home Depot	Paid by EFT #2681		02/25/2020	03/10/2020	03/10/2020		03/10/2020	107.
JBS-022520-2	The Home Depot	Paid by EFT #2682		02/25/2020	03/10/2020	03/10/2020		03/10/2020	11.
MDB-022520-1	The Home Depot	Paid by EFT #2667		02/25/2020	03/10/2020	03/10/2020		03/10/2020	38.
MDB-022520-2	The Home Depot	Paid by EFT #2668		02/25/2020	03/10/2020	03/10/2020		03/10/2020	40.
MDB-022520-3	The Home Depot	Paid by EFT #2669		02/25/2020	03/10/2020	03/10/2020		03/10/2020	73.
PAM-022520-1	Amazon	Paid by EFT #2718		02/25/2020	03/10/2020	03/10/2020		03/10/2020	153.
PAM-022520-2	Amazon	Paid by EFT #2719		02/25/2020	03/10/2020	03/10/2020		03/10/2020	86.
PAM-022520-3	Disaster Ready Solutions	Paid by EFT #2720		02/25/2020	03/10/2020	03/10/2020		03/10/2020	75.
PAM-022520-4	Amazon.com	Paid by EFT #2721		02/25/2020	03/10/2020	03/10/2020		03/10/2020	79.
PAM-022520-5	Illinois Society of Fire Service Instructors	Paid by EFT #2722		02/25/2020	03/10/2020	03/10/2020		03/10/2020	200.
PAM-022520-6	Jimmy Johns	Paid by EFT #2723		02/25/2020	03/10/2020	03/10/2020		03/10/2020	12.
PAM-022520-7	Fairfield Inn & Suites	Paid by EFT #2724		02/25/2020	03/10/2020	03/10/2020		03/10/2020	128.
PAM-022520-8	Shell Oil	Paid by EFT #2725		02/25/2020	03/10/2020	03/10/2020		03/10/2020	30.
PMG-022520-1	Hobby-Lobby	Paid by EFT #2714		02/25/2020	03/10/2020	03/10/2020		03/10/2020	37.
RRK-022520-1	Firefighting Depot	Paid by EFT #2664		02/25/2020	03/10/2020	03/10/2020		03/10/2020	90.
SAM-022520-1	Mutual Ace Hardware	Paid by EFT #2730		02/25/2020	03/10/2020	03/10/2020		03/10/2020	13.
SAM-022520-2	Courtyard By Marriott	Paid by EFT #2731		02/25/2020	03/10/2020	03/10/2020		03/10/2020	474.
SEM-022520-1	Amazon Marketplace	Paid by EFT #2689		02/25/2020	03/10/2020	03/10/2020		03/10/2020	28.
SEM-022520-10	Carhartt	Paid by EFT #2698		02/25/2020	03/10/2020	03/10/2020		03/10/2020	(28.7
SEM-022520-2	Amazon Marketplace	Paid by EFT #2690		02/25/2020	03/10/2020	03/10/2020		03/10/2020	270.
SEM-022520-3	Illinois Fire Insp	Paid by EFT #2691		02/25/2020	03/10/2020	03/10/2020		03/10/2020	700.
SEM-022520-4	Amazon Marketplace	Paid by EFT #2692		02/25/2020	03/10/2020	03/10/2020		03/10/2020	30.
SEM-022520-5	Illinois Public EM	Paid by EFT #2693		02/25/2020	03/10/2020	03/10/2020		03/10/2020	390.
SEM-022520-6	NNA Services LLC	Paid by EFT #2694		02/25/2020	03/10/2020	03/10/2020		03/10/2020	119.
SEM-022520-7	Amazon Marketplace	Paid by EFT #2695		02/25/2020	03/10/2020	03/10/2020		03/10/2020	58.
SEM-022520-8	Amazon Marketplace	Paid by EFT #2696		02/25/2020	03/10/2020	03/10/2020		03/10/2020	29.
SEM-022520-9	Carhartt	Paid by EFT #2697		02/25/2020	03/10/2020	03/10/2020		03/10/2020	488.
AJB-022520-1	TreeStuff.com	Paid by EFT #2687		02/25/2020	03/10/2020	03/10/2020		03/10/2020	(531.2
AJB-022520-2	Portillo's Hot Dogs #47	Paid by EFT #2688		02/25/2020	03/10/2020	03/10/2020		03/10/2020	92.
DVN-022520-1	Menards	Paid by EFT #2707		02/25/2020	03/10/2020	03/10/2020		03/10/2020	68.
DVN-022520-2	Mutual Ace Hardware	Paid by EFT #2708		02/25/2020	03/10/2020	03/10/2020		03/10/2020	17.
DVN-022520-3	Menards	Paid by EFT #2709		02/25/2020	03/10/2020	03/10/2020		03/10/2020	78.
DVN-022520-4	Menards	Paid by EFT #2710		02/25/2020	03/10/2020	03/10/2020		03/10/2020	(19.9
DVN-022520-5	The Home Depot #1927	Paid by EFT #2711		02/25/2020	03/10/2020	03/10/2020		03/10/2020	101.
DVN-022520-6	The Home Depot #1927	Paid by EFT #2712		02/25/2020	03/10/2020	03/10/2020		03/10/2020	6.
EDK-022520-1	Loves Travel	Paid by EFT #2663		02/25/2020	03/10/2020	03/10/2020		03/10/2020	12.
GSR-022520-1	IAFSM	Paid by EFT #2683		02/25/2020	03/10/2020	03/10/2020		03/10/2020	860.
JJM-022520-1	Paypal NRI Ebay NRI	Paid by EFT #2726		02/25/2020	03/10/2020	03/10/2020		03/10/2020	30.00

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)



Warrant #6 EFT #1

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Payment Date Range 03/10/20 - 03/10/20
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
JJM-022520-2	The Home Depot #1927	Paid by EFT #2727		02/25/2020	03/10/2020	03/10/2020		03/10/2020	14.
JJM-022520-3	Paypal Shikaimeiyi EB	Paid by EFT #2728		02/25/2020	03/10/2020	03/10/2020		03/10/2020	23.
JJM-022520-4	Paypal Specialty Ebay	Paid by EFT #2729		02/25/2020	03/10/2020	03/10/2020		03/10/2020	88.
KCH-022520-1	JC Licht #1264	Paid by EFT #2715		02/25/2020	03/10/2020	03/10/2020		03/10/2020	88.
KML-022520-1	Amazon Marketplace	Paid by EFT #2676		02/25/2020	03/10/2020	03/10/2020		03/10/2020	676.
KML-022520-2	Amazon Marketplace	Paid by EFT #2677		02/25/2020	03/10/2020	03/10/2020		03/10/2020	151.
KML-022520-3	Amazon Marketplace	Paid by EFT #2678		02/25/2020	03/10/2020	03/10/2020		03/10/2020	5.
KML-022520-4	Amazon.com	Paid by EFT #2679		02/25/2020	03/10/2020	03/10/2020		03/10/2020	376.
KML-022520-5	Amazon Marketplace	Paid by EFT #2680		02/25/2020	03/10/2020	03/10/2020		03/10/2020	132.
MB-022520-1	Spothero	Paid by EFT #2662		02/25/2020	03/10/2020	03/10/2020		03/10/2020	14.
MG-022520-1	The Home Depot #1927	Paid by EFT #2716		02/25/2020	03/10/2020	03/10/2020		03/10/2020	24.
MG-022520-2	Mutual Ace Hardware	Paid by EFT #2717		02/25/2020	03/10/2020	03/10/2020		03/10/2020	6.
MKD-022520-1	The Home Depot #1927	Paid by EFT #2665		02/25/2020	03/10/2020	03/10/2020		03/10/2020	24.
MKD-022520-2	SP Antea USA, Inc.	Paid by EFT #2666		02/25/2020	03/10/2020	03/10/2020		03/10/2020	150.
RLK-022520-1	The Home Depot #1927	Paid by EFT #2672		02/25/2020	03/10/2020	03/10/2020		03/10/2020	44.
RLK-022520-2	The Home Depot #1927	Paid by EFT #2673		02/25/2020	03/10/2020	03/10/2020		03/10/2020	96.
SC-022520-1	The Home Depot #1927	Paid by EFT #2705		02/25/2020	03/10/2020	03/10/2020		03/10/2020	224.
SC-022520-2	The Home Depot #1927	Paid by EFT #2706		02/25/2020	03/10/2020	03/10/2020		03/10/2020	460.
WES-022520-1	The Home Depot #1927	Paid by EFT #2684		02/25/2020	03/10/2020	03/10/2020		03/10/2020	57.
WES-022520-2	Mutual Ace Hardware	Paid by EFT #2685		02/25/2020	03/10/2020	03/10/2020		03/10/2020	133.
WES-022520-3	Menards	Paid by EFT #2686		02/25/2020	03/10/2020	03/10/2020		03/10/2020	191.
Vendor		4466 - JP Morgan Chase Bank Commercial Card Totals				Invoices	100		\$261,131.
		Grand Totals				Invoices	100		\$261,131.

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Payment Date Range 03/10/20 - 03/10/20
Report By Vendor - Invoicing
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor 2048 - Quadient Finance USA, Inc									
03/09/2020	Village Wide Postage for Postage Machine	Paid by EFT #2754		03/09/2020	03/10/2020	03/10/2020		03/10/2020	3,000.
Vendor 2048 - Quadient Finance USA, Inc Totals						Invoices	1		\$3,000.
Grand Totals						Invoices	1		\$3,000.

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 02/28/2020

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	02/28/2020	253284 Utility Management Refund	MIEHLKE , STEVEN		468.51
		Account Type	Account Number	Transaction Date	Transaction Type
Check	02/28/2020	253285 Utility Management Refund	PETRYSZYN , MARY		140.19
		Account Type	Account Number	Transaction Date	Transaction Type
Check	02/28/2020	253286 Utility Management Refund	REANEY , JAMES		90.00
		Account Type	Account Number	Transaction Date	Transaction Type
		Residential - Single Family	310210002-001	02/26/2020	Refund
AP Accounts Payable ZBA Totals:			Transactions: 3		\$698.70
Checks:		3	\$698.70		

Village of Palatine
Payment Batch Register
Bank Account: AP - Accounts Payable ZBA
Batch Date: 03/06/2020

Type	Date	Number Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA					
Check	03/06/2020	253287 Utility Management Refund	IVANOVA , DARYA		38.15
		Account Type	Account Number	Transaction Date	Transaction Type
Check	03/06/2020	253288 Utility Management Refund	SCHAFFNER , DAVID		9.12
		Account Type	Account Number	Transaction Date	Transaction Type
AP Accounts Payable ZBA Totals:			Transactions: 2		\$47.27
Checks: 2			\$47.27		

Attachment: Warrant #6 (2020-6 : 2020 Warrant # 6)

Consider an Ordinance Granting a Special Use for a Restaurant and Catering Business at 2391 N. Hicks Road

BACKGROUND:

The Petitioner is proposing to relocate an existing restaurant and catering business to 2391 N. Hick Road. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a restaurant and catering business.

- The Subject Property, zoned Planned Development, contains the Lake Cook Commons shopping center. Lake Cook Commons is the commercial portion of the Bourbon Square Planned Development. The proposed restaurant will be located in the tenant space of the former Community Food Mart and will expand into the vacant space to the south.
- Per the Planned Development Ordinance, all commercial uses shall follow the B-2 uses lists and regulations. Therefore, a Special Use is required.
- The Petitioner is currently located at 773 N. Quentin Road and is proposing to relocate all business operations to Lake Cook Commons.
- Chicago Culinary Kitchen's currently approved business plan includes a restaurant, catering, and private food education events. The new location will be inclusive of all of these, with the addition of a full bar.
- Per the requested liquor license and business plan, the restaurant hours of operation would be as follows:
 - Monday - Thursday 10 AM - 12 AM
 - Friday and Saturday 10 AM - 1 AM
 - Sunday 10 AM - 12 AM
- There will be 12 - 15 employees. The menu for both the restaurant and catering are included with the packet. The floor plan indicates 77 seats inside including bar seating. The floorplan also includes an outdoor seating area. The outdoor patio area indicates 20 seats. Due to their seasonal use, the parking calculations do not include outdoor seating.
- The shopping center currently has 130 parking spaces. With the addition of the outdoor patio space 5 spaces are being removed, leaving 125 spaces
- The tenant space is approximately 3,500 square feet and requires 35 parking spaces (Per code - 1 space /100 square feet ratio is the more restrictive requirement). With the addition of the restaurant, 119 spaces are required and 125 spaces will be provided.
- There are currently 5 commercial vehicles/trailers associated with the business. The business and site plan indicates that 3 of these vehicles/trailers will be relocated to the new location. The remaining will be stored off site.
- The parking section of the Zoning Ordinance requires that all off-street commercial parking is effectively screened from residential properties with either a solid fence or wall or a densely planted hedge. Lake Cook Commons is

directly adjacent to the Bourbon Square apartments and residentially zoned property. In compliance with Code, the site plan indicates that screening will be added to the east side of the commercial property, which abuts a residentially zoning district. Also, the outdoor area is approximately 300 feet from the closest residential building.

ALTERNATIVES:

1. Approve the Special Use for a restaurant and catering business.
2. Do not approve the Special Use for a restaurant and catering business.

RECOMMENDATION:

Public Hearing: ZBA meeting - March 10, 2020
 Residents testifying: None
 Vote: The ZBA voted to recommend approval of the request 6-0 and Staff concurs.

ACTION REQUIRED:

A motion to approve the ordinance granting a Special Use for a restaurant and catering business at 2391 N. Hicks Road.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Increasing the Number of Class D (Restaurant) Liquor Licenses by One for Chicago Culinary Kitchen at 2391 N. Hicks Road

BACKGROUND: On this evening's agenda is a request for a Special Use for Chicago Culinary Kitchen located at 2391 N. Hicks Road to permit a restaurant and catering business. Owner, Kristina Gaardbo, wishes to apply for a Class D (restaurant) Liquor License. Permitted hours for a Class D Liquor License is Sunday - Thursday 6AM to Midnight and Friday - Saturday 6 AM to 1 AM. Chicago Culinary Kitchen, now located at 773 N. Quentin Road, currently hold a Class G (Beer & Wine) and Class PS (Product Sampling) Liquor License.

KEY ISSUES:

1. Increase Class D (Restaurant) Liquor by one for Chicago Culinary Kitchen at 2391 N. Hicks Road.

ALTERNATIVES:

1. Approve the Ordinance increasing the number of Class D Liquor Licenses by one.
2. Do not approve the Ordinance increasing the number of Class D Liquor Licenses by one.

RECOMMENDATION:

Action is at the discretion of the Committee.

ACTION REQUIRED:

Action is at the discretion of the Committee.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses to Permit a Gas Station/Convenience Store with a Car Wash and a Medical Office/Urgent Care Facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road

BACKGROUND:

The Petitioners are proposing to redevelop the former Mobil gas station property (7 N. Northwest Highway) and adjacent multi-tenant building (406-408 E. Palatine Road) into a new gas station, convenience store, and car wash. The Petitioners are also proposing to redevelop the vacant commercial building at 25-35 N. Northwest Highway into a new medical office/urgent care facility. Therefore, the Petitioners are requesting approval of the following:

1. Preliminary & Final Plat of Subdivision for a new 2-lot commercial subdivision;
2. Preliminary & Final Planned Development to permit a 2-lot commercial development for a new 7-Eleven gas station/convenience store/car wash and a medical office/urgent care facility;
3. Rezoning from B-2 General Business District to Planned Development;
4. Special Use to permit a new 7-Eleven gas station/convenience store/car wash; and
5. Special Use to permit a medical office/urgent care facility.

KEY ISSUES:

- The Subject Property, consisting of 5 parcels totaling 1.53 acres, contains three vacant commercial buildings (former Teddy's Liquors, former Mobil gas station/convenience store, and a vacant multi-tenant commercial building at 406-408 E. Palatine Road).
- All of the existing buildings would be demolished and a new 7-Eleven gas station, convenience store, and single lane car wash, and a separate medical office/urgent care facility would be constructed. The proposed 7-Eleven would combine the former Mobil gas station site and the vacant multi-tenant property immediately to the east.
- The 7-Eleven convenience store would be approximately 3,000 square feet and would provide for 8 fuel pumping stations. In addition, there would be a single-lane interior car wash facility (approximately 995 square feet).
- Located directly north of the proposed gas station, the Physicians Immediate Care medical office building would be approximately 4,192 square feet in size.
- Access to the 7-Eleven site would be provided by 2 total right-in/right out access

curb-cuts, from Northwest Highway and Palatine Road. Currently, the vacant Mobil gas station has 3 total full-access curb-cuts on Palatine Road and Northwest Highway. Both Palatine Road and Northwest Highway are Illinois Department of Transportation (IDOT) controlled jurisdiction. The engineering plans have been initially reviewed by IDOT.

- Access to the Physicians Immediate Care site would have 1 full access curb-cut on Northwest Highway located at the northwest corner of the site. Currently, the site has 2 full access curb-cuts on Northwest Highway. Through the Planned Development review process, cross access throughout the development will be required.
- All parking stall and drive-aisle dimensions would meet the requirements of the Zoning Ordinance. The required parking was calculated using the business and retail uses (1 space per 300 square feet). Per Code, a total of 24 parking spaces are required for both uses. The development would include a total of 68 parking spaces (13 parking spaces for the 7-Eleven site and 55 parking spaces for Physicians Immediate Care).
- Per Code, drive-throughs require an escape lane. The Petitioner for 7-Eleven has indicated an escape lane is not feasible with the proposed site plan. Nevertheless, the car wash entrance is both open and unobstructed and should not present either a visibility concern or a risk for cars to become caught in an unforeseen vehicle queueing line.
- Through the Planned Development review, the site plan and plat include approximately 360 square feet at the corner of Northwest Highway and Palatine Road for Village dedication, per Staff's request for another outlot dedication. This could allow the Village to further enhance its gateway intersection, as was already constructed on the two adjacent corners. The Petitioners would require a sign easement agreement with the for the proposed freestanding pylon sign.
- Each use would have a garbage enclosure. The 7-Eleven garbage enclosure would be setback more than 15 feet from the side property line, and the Physicians Immediate Care garbage enclosure would be setback approximately 16 feet. Due to the proximity of the single-family residences to the east, Physicians Immediate Care's garbage enclosure would be screened on 3 sides by arborvitae.

Architecture:

- The maximum peak height of the 7-Eleven convenience store would be approximately 21 feet. The building materials would be a combination of fiber cement panels with aluminum glazing, and prefinished aluminum canopy.
- The maximum peak height of Physicians Immediate Care is approximately 22

feet. The building materials would be a combination of concrete masonry with prefinished metallic trim.

- The proposed heights meet the B-2 standards (max height of 3 stories/45 feet), and the consistency of materials would meet the requirements of the building code. At the Public Hearing, the Plan Commission recommended that the architectural plans be revised to include the addition of windows along the western elevation, above the doors of the 7-Eleven building to further break up the elevation. The Petitioner revised the architecture plans to include four additional windows on the west elevation to further vary this elevation.

Business Operations (7-Eleven):

- The 7-Eleven gas station and convenience store would operate 24 hours a day, Monday through Sunday. The peak hours of operation are typically Monday through Friday from 7 AM - 9 PM and 4 PM - 6 PM. There would be approximately 15 employees for this store, with an average of 4-5 employees on duty at one time.
- The Petitioner also initially proposed to operate the car wash 24 hours a day, which Staff does not support. The car wash is designed to wash approximately 6 vehicles per hour, with an average of 30 washes per day. Subsequent to the Public Hearing the Petitioner withdrew the request to operate the car wash 24-hours/day and concurs with the recommended hours of operation by Staff.
- Based on the hours of operations of other car washes in the Village and the hours of operation of the existing Shell car wash, Staff recommends the hours of operation are limited to 8 AM to 8 PM. Monday through Saturday, and 9 AM to 8 PM on Sunday. Nevertheless, it is the Petitioner's burden to demonstrate that the proposed car wash will meet the Special Use standards, and in particular will not be injurious to the value of the surrounding properties.
- The car wash will be owned and operated by 7-Eleven. It will be self-serve (no regular attendant), with a no sound menu board to enter a car wash code (pre-paid at the pump) or self-serve credit card/cash. The entrance and exit doors would have automatic doors, which close during each wash operation cycle. The bay door would automatically remain closed throughout the wash cycle.
- The existing Shell gas station, convenience store, and car wash located at the southeast corner of Palatine Road and Northwest Highway was originally approved in 1965 (Ordinance #O-47-65) for a Union 76 gas station, convenience store, and car wash. In the 1997, the property received a Special Use to permit the operation of a Citgo gas station, convenience store, and car wash (Ordinance #O-59-97). As a condition of approval, the hours of operation were limited to 8

AM - 8 PM Monday through Saturday, and 12 PM - 8 PM on Sunday.

- Given the proximity to residential, Staff does not support a 24-hour car wash. In addition to the existing Shell car wash, most other car washes in the Village of Palatine do not operate 24-hours.
- The Petitioner has indicated that at 30 feet away from the blower systems the decibel level is 68. For comparison, a normal conversation is 60 dB. Office noise or the inside of a car at 60 mph is 70 dB. The blower systems would be located on the western portion of the car wash facility closest to Northwest Highway. The entrance of the car wash is approximately 75 feet from the eastern property line, and the adjacent residence is approximately 115 feet from the shared lot line. Therefore, there is approximately 190 feet separating the car wash entrance for the residence to the east. In addition to this separation, there will also be landscaping and an 8-foot solid fence between the car wash and single-family residence. The business district operational standards require that uses may not be objectionable due to noise or odor.
- At the Public Hearing, there several neighbors who spoke about concerns for the noise levels of the existing car wash (south of the subject property) and proposal for another car wash as part of the proposed development.

Business Operations (Physicians Immediate Care):

- Physicians Immediate Care would generally operate Monday through Friday from 8 AM - 8 PM, and Saturday and Sunday from 8 AM - 4 PM.
- The staffing levels would vary based on patient visit counts. Initially, the Petitioner anticipates a total of 15-20 staff members of which 8-10 may be in the office at any given time. The peak hours are typically in early the morning until around 11 AM and then another peak around 5 PM.
- The Petitioner anticipates an average of 30-40 patients per day. Services include: injury treatment, illness treatment, immunizations, x-rays, blood and lab work, physicals, etc.

Signage:

- The initial sign plans include 3 freestanding signs - 1 pylon sign and 1 7-foot tall directional sign for 7-Eleven, and 1 monument sign for Physicians Immediate Care. Staff did not recommend the initial sign plan at the Public Hearing and the Petitioner reduced the sign plan to 1 freestanding sign for 7-11 and 1 monument sign for the medical office. All attached signage meets the B-2 standards.
- The 7-Eleven pylon sign would be located at the corner of Northwest Highway

and Palatine Road. The overall height of the sign would be 20 feet for a total of 81 square feet, which meets Code. This is consistent with the sign height of the gas station south of the Subject Property.

- Physicians Immediate Care is proposing one new monument sign just north of the northernmost access drive along Northwest Highway. The current sign plans reference an electronic message board (EMB) sign, which would require a separate Special Use and multiple Variations. The Petitioner has indicated that the area where “Flu Shots Today!” is located, shall be interchangeable letters that can be changed out manually. Staff noted that an EMB sign at this location would not be supported by Staff.

Fencing and Landscaping:

- An 8-foot tall solid board-on-board fence would be installed along the eastern property line. This is consistent with the recommendations of the recently approved Northwest Highway Sub-Area Plan (Phase I), in that commercial properties sharing lot lines with single-family residential properties should provide solid fencing up to 8-feet in height. As a condition of the Planned Development, Staff is recommending that the fencing would be replaced at least every 12-years to ensure appropriate screening and buffering.
- A 15-foot landscaped buffer would be established along the east lot line of Physicians Immediate Care site. This is required of any commercial property abutting a residential property. The landscaping plan requires 46 6-foot tall *Techny arborvitae* evergreen within the landscaped buffer, in addition to the 8-foot fence.
- The Zoning Ordinance requires a 5-foot landscaped strip be placed between all sidewalks and parking areas. The Petitioners are proposing a 4-foot landscaped strip. The right-of-way areas along Northwest Highway would be planted with a combination of ornamental grass and daylilies similar to other recent developments along this corridor.
- The Petitioners have indicated that parkway trees are not feasible along Northwest Highway. Due to the location of the Village’s red light camera along Palatine Road, no parkway trees are proposed in order to maintain light of sight. This is also the existing circumstance for these properties.
- The landscape plan includes 12 overstory trees (7 are required). While only 7 overstory trees are required, the Petitioners have included additional overstory trees throughout the development in lieu of parkway trees.

Engineering:

- A new shared watermain would be installed and would connect to the existing watermain located at the northwest corner of the subject site.
- New sanitary services would connect to the existing sanitary services underneath Northwest Highway. All storm water would be collected and kept on-site. There is no need for on-site detention.

RECOMMENDATIONS:

Public Hearing: Plan Commission - March 03, 2020
 Residents testifying: 10 - questions and concerns about car wash noise, lighting levels, storm water detention, and concerns about the existing car wash south of the subject property. Also, there was support expressed for redevelopment of the properties.
 Vote: The Plan Commission voted 6-0 to approve the requested development subject to Staff's conditions, and 3 additional conditions regarding the 7-11 elevation, parapet wall height for the medical office building, and relocating the maximum height sign for the car wash to the entrance drive and Staff concurs.

ALTERNATIVES:

1. Approve the Preliminary and Final Subdivision, Preliminary and Final Planned Development, Rezoning to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility for the proposed commercial development.
2. Do not the Preliminary and Final Subdivision, Preliminary and Final Planned Development, Rezoning to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility for the proposed commercial development.

ACTION REQUIRED:

A motion to approve the Preliminary & Final Plat of Subdivision, Preliminary & Final Planned Development, Rezoning from B-2 General Business to Planned Development, and Special Uses for a new 7-Eleven gas station, convenience store, and car wash, and a new medical office/urgent care facility at 7 N. Northwest Highway, 25-35 N. Northwest Highway, and 406-408 E. Palatine Road.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase I

BACKGROUND:

The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program, the Hazardous Sidewalk Program, and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety and a roadway system which has improved in its average Pavement Condition Index. Applications have been accepted from residents for the 50/50 Sidewalk Program since fall of last year.

2009 began the second cycle of the Hazardous Sidewalk Program and it was anticipated to take eight years to complete. Repairs are “triggered” on a vertical displacement greater than 7/8”, with a worst first approach. The Sidewalk Replacement Program Phase I area for this year is generally west of Quentin Road, from Dundee Road to Wood Street; from Northwest Highway south to Colfax Street and Quentin Road east to Plum Grove Road; and generally south of Helen Road, from Quentin Road to Hicks Road.

KEY ISSUES:

- In 2019, the contract was awarded to Suburban Concrete, Incorporated of Mundelein, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the first potential extension.
- Pricing would increase 2.25% compared to the 2019 contract price due to the increased cost of concrete material.
- Accepting this increase results in more favorable prices than those rates obtained in recently bid projects including the 2020 Resurfacing Project and the next lowest bid from the 2019 Sidewalk Replacement Program.

ALTERNATIVES:

1. Extend the contract with Suburban Concrete for the 2020 Sidewalk Replacement Program Phase I.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract with Suburban Concrete for the Sidewalk Replacement Program Phase I be extended for 2020 in the amount of \$531,881.

BUDGET IMPACT:

Funds in the amount of \$310,000 for the Sidewalk Replacement Program, \$20,000 for the 50/50 Sidewalk Replacement Program, and \$200,000 for areas within the TIF District have been allotted in the 2020 Capital Improvement Budget. Funds of \$16,550 have also been allotted in the Operating Budget for the Spot Curb Replacement Program.

ACTION REQUIRED:

Motion to extend the contract with Suburban Concrete, Incorporated for the Sidewalk Replacement Program Phase I for 2020 in the amount of \$531,881.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sidewalk Replacement Program - Phase II

BACKGROUND:

The Village has an ongoing program to systematically improve its pedestrian sidewalk system and address isolated curb and gutter failures. In the past several years, this effort has been centered on three major programs: the 50/50 Sidewalk Replacement Program; the Hazardous Sidewalk Program; and the Spot Curb Replacement Program. The net effect has been a sidewalk program that has made major strides in improving safety and a roadway system which has improved in its average Pavement Condition Index. Applications have been accepted from residents for the 50/50 Sidewalk Program since fall of last year.

2009 began the second cycle of the Hazardous Sidewalk Program and it was anticipated to take eight years to complete. Repairs are “triggered” on a vertical displacement greater than 7/8”, with a worst first approach. The Sidewalk Replacement Program Phase II area for this year is roughly from Quentin Road to Greeley Street and Helen Road north to the railroad tracks, and from Plum Grove Road to Hicks Road and Palatine Road north to Northwest Highway.

KEY ISSUES:

- On Tuesday, March 3, 2020, six bids were received and opened, ranging from a high of \$465,550 to a low of \$268,238.
- The low responsive and responsible bidder was Suburban Concrete, Incorporated, of Mundelein, Illinois, in the amount of \$268,238.
- This contractor performed similar, satisfactory work during last year’s program and Staff is seeking approval to extend the Phase I contract with them as well.

ALTERNATIVES:

1. Award the contract for the 2020 Sidewalk Replacement Program Phase II to Suburban Concrete.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract for the 2020 Sidewalk Replacement Program Phase II be awarded to Suburban Concrete in the amount of \$268,238.

BUDGET IMPACT:

Funds in the amount of \$285,048 are available from Community Development Block Grant Program to accommodate this work. The low compliant bid will result in a savings of nearly \$17,000 under the budgeted amount.

ACTION REQUIRED:

Motion to award the contract for the 2020 Sidewalk Replacement Program Phase II to Suburban Concrete, Incorporated in the amount of \$268,238.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Doug Myslinski, District 3 Councilman
AYES: Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Award a Contract for the Village of Palatine's 2020 Sewer Rehabilitation Program

BACKGROUND:

Since the mid-1990s, the Village has conducted a sliplining program designed to eliminate excess infiltration/inflow (I/I), eliminate root intrusion into the sanitary sewers, and eliminate sewer blockages. This effort has been centered in those neighborhoods where sewers are located along the rear lot lines, where defects have been found, areas at risk for sanitary sewer surcharging, or areas tributary to lift stations.

Based upon budget appropriations, this year's program calls for the sliplining of approximately 4,147 feet of sanitary sewer and 150 feet of storm sewer.

KEY ISSUES:

- On Tuesday, March 3, 2020, three bids were received and opened, ranging from a high of \$186,256 to a low of \$118,811.10.
- The low responsive and responsible bidder was Insituform Technologies USA, LLC of Chesterfield, Missouri in the amount of \$118,811.10.
- This contractor performed similar, satisfactory work during 2013's program.
- The Engineer's estimate was \$204,863. The low bid was over \$86,000 under budget.
- Due to lower than expected pricing, Insituform approached the Village to inquire about lining additional areas. Staff identified approximately 3,240 feet of additional sanitary sewer to include. Therefore, 7,387 feet of sanitary sewer and 150 feet of storm sewer are proposed to be sliplined this year.

ALTERNATIVES:

1. Award the contract for the 2020 Sewer Rehabilitation Program, Cured in Place Piping (CIPP), to Insituform Technologies.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends that the contract for the 2020 Sewer Rehabilitation Program (CIPP) be awarded to Insituform Technologies in the amount of \$205,845.

BUDGET IMPACT:

Funding in the amount of \$210,000 is available in the Capital Improvement Program to accommodate this proposed sanitary and storm sewer sliplining.

ACTION REQUIRED:

Motion to award the contract for the 2020 Sewer Rehabilitation Program (CIPP) to Insituform Technologies of Chesterfield, Missouri in the amount of \$205,845.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Doug Myslinski, District 3 Councilman
AYES: Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Extend the Contract for the Village of Palatine's 2020 Micro-Surfacing Program

BACKGROUND:

The Micro-Surfacing Program is a preventative maintenance activity designed to take relatively new pavement (3-5 years old) and extend its useful life. Pavements rated with a “good” to “very good” condition (PCIs between 75 and 65) and a minimal amount of cracking show significant PCI gain two years after micro-surfacing was applied. Pavements with a mid to low “good” condition (PCIs from 65 to 50) showed little, if any, improvements two years after micro-surfacing. Micro-surfacing can keep the Village’s street pavements in the “very good” to “good” condition for an additional 5 to 8 years before it is necessary to resurface them. Micro-surfacing costs are approximately one-quarter of resurfacing costs.

KEY ISSUES:

- In 2019, the contract was awarded to A.C. Pavement Striping Company of Addison, Illinois.
- The contract contained an option for annual extensions for up to two additional years. This would be the first potential extension.
- Pricing would decrease approximately 2.1% from the 2019 contract price.
- Five street segments have been identified for micro-surfacing this year, including: Deer Avenue (from Winnetka Street to Northwest Highway); Middleton Avenue (from Wood Street to Wilson Street); Mill Valley Road (from Topanga Drive to Rohlwing Road); Wood Street (from Clyde Avenue to Middleton Avenue); and Marsha Drive (from Reseda Parkway to Carpenter Drive).
- Due to favorable pricing on crack filling material, Staff approached A.C. to inquire about consolidating the Village’s annual Crack Sealing Program with this work. Crack sealing is performed prior to application of the micro-surfacing mixture, so this would not be an additional unit price to the contract.
- Thirty-two sections of streets have been identified for crack sealing this year, amounting to approximately 28,500 pounds. The estimated cost for this year’s streets is \$38,760, a decrease of approximately 2.2% compared to prices from last year’s contract with SKC Construction.

ALTERNATIVES:

1. Extend the contract for the 2020 Micro-Surfacing Program, which will include crack sealing and pavement marking, with A.C. Pavement Striping Company.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the contract with A.C. Pavement Striping Company for the Micro-Surfacing Program, which will include crack sealing and pavement marking, be extended for 2020 in the amount of \$108,084.

BUDGET IMPACT:

Funds in the amount of \$75,000 have been appropriated in the Capital Improvement Budget for the micro-surfacing project, and \$40,300 has been appropriated in the Public Works Operating Budget for crack sealing.

ACTION REQUIRED:

Motion to extend the contract with A.C. Pavement Striping Company of Addison, Illinois for the Micro-Surfacing Program for 2020 in the amount of \$108,084.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Approve a Road Salt Purchase Through the State of Illinois Purchasing Cooperative

BACKGROUND:

The Village typically uses approximately 6,000 tons of rock salt in an “average” winter. In the last nine years, we have experienced highs which required 10,000 tons and lows which required only 3,000 tons. At the end of this winter season, we expect to have approximately 4,000 tons stored in our salt dome.

The State of Illinois Department of Central Management Systems (CMS) is planning to solicit bids for bulk rock salt in April for the 2020/2021 winter season. Staff is comfortable returning to the State’s joint purchasing agreement in an effort to realize lower potential costs for next winter.

KEY ISSUES:

- The CMS contract for winter 2019/2020 was a renewal from the previous winter. We were eligible to purchase 6,000 tons of road salt at \$64.11 per ton.
- It is recommended the Village Manager be authorized to enter into an agreement to purchase 4,000 tons for the next winter period. The conditions of the State contract would require they rebid this season and would require we take at least 80% of the contract volume and may elect to purchase up to 120%. This would require the Village to purchase at least 3,200 tons, and would allow a purchase up to 4,800 tons if prices were favorable and winter conditions required.

ALTERNATIVES:

1. Authorize the Village Manager to execute the CMS purchasing requisition to purchase 4,000 tons of road salt for the 2020/2021 winter season.
2. Refer back to Staff with comments.

RECOMMENDATION:

It is recommended that the Village Manager be authorized to execute the purchasing requisition with CMS.

BUDGET IMPACT:

Last year, the cost was \$64.11 per ton. The set price for the agreement will not be known until as late as October. Funds in the 2020 Operating Budget have been expended to fulfill prior commitments. Purchases from the proposed requisition would be made in 2021 as part of the future operating budget.

ACTION REQUIRED:

Motion to authorize the Village Manager to execute the Joint Purchasing Requisition with the State of Illinois Department of Central Management Systems to purchase 4,000 tons of road salt for the 2020/2021 winter season.

RESULT: **APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER: Scott Lamerand, District 2 Councilman
SECONDER: Doug Myslinski, District 3 Councilman
AYES: Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion Authorizing the Village Manager to Approve Reimbursements to the Palatine Park District for Contractual Grass Mowing Services

BACKGROUND:

Over the years, the Village has identified 41 locations (approximately 51 acres) where regular grass mowing is required. Many of these locations are within residential neighborhoods or along major thoroughfares serving Palatine. The Village worked with the Palatine Park District last year to coordinate a joint-bid for contractual mowing services. The Park District awarded the contract to Gilio Landscape Contractors, of Arlington Heights, Illinois, with renewal options for up to two additional one-year periods. The Village Manager was given the ability to approve reimbursements to the Park District for the Village's areas.

KEY ISSUES:

- Gilio Landscape Contractors has agreed to an extension for the 2020 season with a 1.5% increase in rates.
- The 2019 season was the first year of the contract. This would be the first one-year renewal period.
- In past years, the effort made by Gilio Landscape Contractors was outstanding, in that few, if any, real complaints were received from the public.
- The estimated cost for this program is \$57,834.70 to \$64,031.28.

ALTERNATIVES:

1. Authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services.
2. Refer back to Staff with comments.

RECOMMENDATION:

Staff recommends authorizing the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2020 mowing season.

BUDGET IMPACT:

Funds in the amount of \$67,500 have been appropriated in the Public Works Operating Budget to accommodate these services.

ACTION REQUIRED:

Motion to authorize the Village Manager to approve reimbursements to the Palatine Park District for Contractual Grass Mowing Services for the 2020 mowing season.

RESULT:	APPROVED BY CONSENT VOTE [UNANIMOUS]
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms